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HOUSING INFORMATION SERIES

Changes in the San Francisco Housing Inventory 1981-1982

Department of City Planning

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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1981 and 1982

Prepared by the San Francisco Department of City Planning

September 1983

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INTRODUCTION

The Housing Information Series reports describe the yearly change in the San Francisco housing stock with respect to housing construction and demolition. This is the 15th issue of the Housing Information Series. The series was begun in 1967 and its format has been kept consistent for comparative purposes. A number of new tables have been added recently to include information on condominium activity.

This year's report is for both 1981 and 1982. It has a joint summary for 1981 and 1982 and a separate set of tables and maps for each year for 1981 and 1982.

The report contains citywide housing statistics and an analysis by 15 community subareas. Information at the census tract level is provided in the Appendix Tables. The citywide findings are compared with the nine counties in the San Francisco Bay Area region. The variables examined include: the number of residential buildings constructed and demolished yearly, the number of housing units per building, public and private residential construction and demolition, and the number of condominium units constructed.

This year's report includes a number of charts that show annual housing trends and the subarea distribution of housing activity.

The data for the report is derived primarily from the Department of Public Works (DPW), Bureau of Building Inspection, and Central Permit Bureau.

Other sources of data include DPW Engineering and Condominium Subdivision, City Assessors Office, San Francisco Redevelopment Agency, and Security Pacific's California Construction Trends publication.

HOUSING UNITS TRENDS – 1970 to 1982

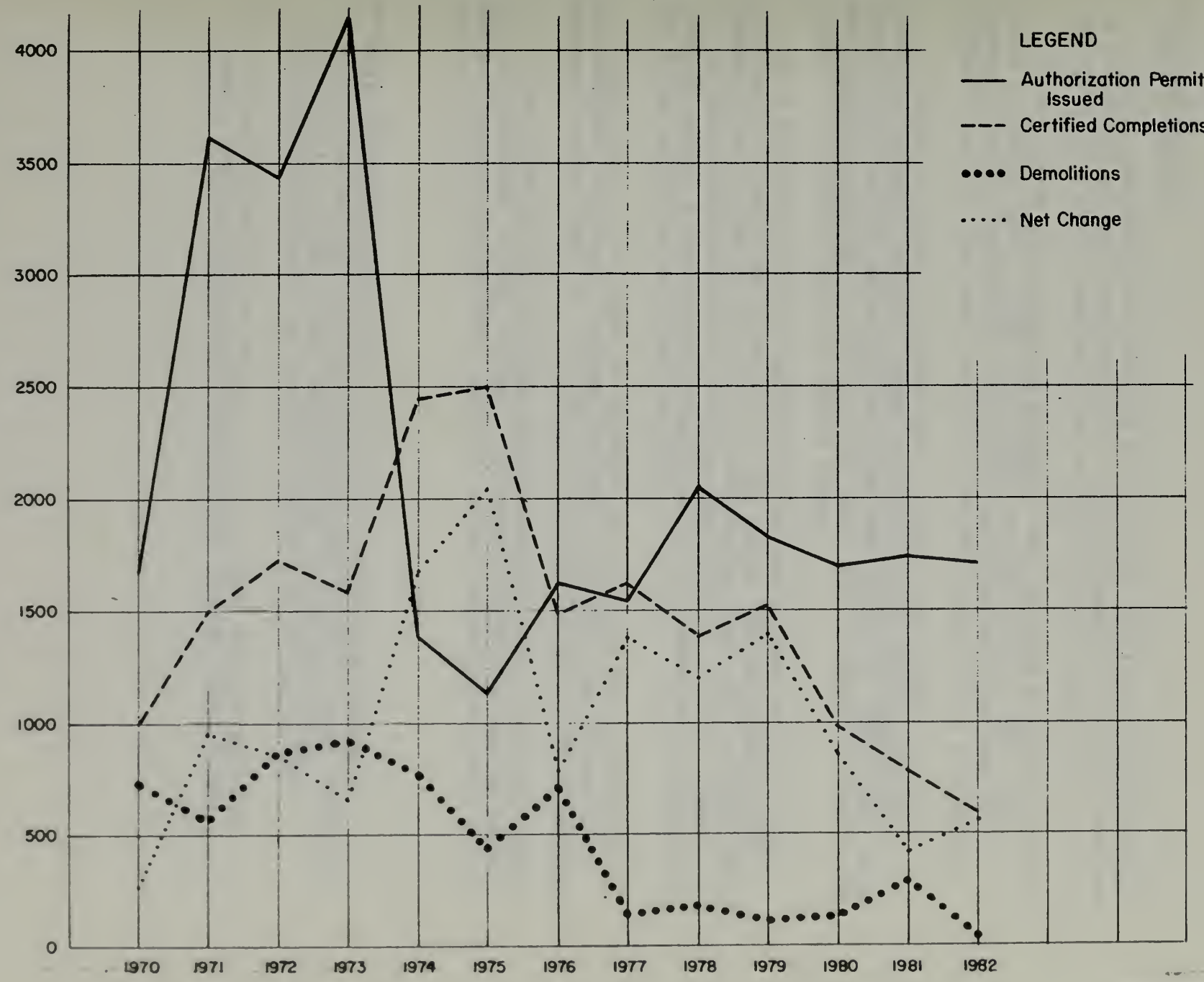

FIGURE 1

CITYWIDE FINDINGS

New Construction

Housing construction in 1982 was at the lowest level since the beginning of the annual Housing Inventory Series in 1960 (Figure 1). In 1981 there were 780 new housing units constructed and in 1982 589 units (Table 3).

The number of units certified complete* has continued to decline from 1516 units in 1979 to 980 in 1980, 780 in 1981, and 589 units in 1982. This downward trend in residential construction coincides with the 1980-1982 recession and with the rapid increase in interest rates during this period.

It should be noted that during this decline in the number of units certified complete, the total number of housing units authorized** for construction remained above 1200 units per year (Table 7). While fewer units were certified complete in 1981 and 1982, there was no comparable drop in the number of residential building permits issued.

As in previous years, the majority of new housing construction in San Francisco is in multifamily units. In 1981 and in 1982 multifamily units comprised 84% and 92% of all the units constructed (Table 3). In 1982, 51% of all the units completed were in buildings with 20 units or more. These findings suggest a trend toward a few large projects producing the majority of the annual housing units in San Francisco.

Housing data on the number of bedrooms per unit show that in 1982 28% of the completed units were 1 bedroom, 33% were 2 bedrooms, and 33% were 3 bedrooms or more (Table 4). The 1981 distribution follows a similar pattern.

Private construction accounted for approximately 90% of the total number of units completed in 1981 and 1982. The remaining 10% were constructed by the San Francisco Redevelopment Agency in several redevelopment areas around the city (Table 5).

---

* Units certified complete are housing units which have obtained a certificate of completion from the Department of Public Works' Bureau of Building Inspection. These records do not include new housing construction which was not certified complete as of January 1982.

** Units authorized for construction are units which obtained building permits from the Department of Public Works' Central Permit Bureau.

Condominiums

Out of a total of 780 new units certified complete in 1981, 564 (72%) were condominiums. This continued the increase in the share of new construction maintained by condominiums since 1978: 2% in 1978, 18% in 1979, 43% in 1980, and 72% in 1981.

In 1982, however, only 91 (15%) of the 589 units certified complete were condominium units. This was a significant drop in the annual number of condominium units certified complete.*

Demolition

Two hundred and eighty-eight housing units were demolished in 1981, an increase of 125% over 1980. Demolition in 1982 was at an all-time low of 42 units. This fluctuation is partly explained by a significant increase in demolition through public action in 1981 and no demolitions through public action in 1982 (Table 10).

As in previous years, most demolition occurred in 1 or 2 unit buildings (Table 8). One and 2 unit buildings accounted for 70% of all the buildings demolished in 1981, and 93% in 1982.

Hotel demolition was limited to one building in 1981 with 66 units, and one building in 1982 with 36 units. (Table 11). This was a significant reduction from the 555 hotel units demolished in 1980.

Net Change

The net housing change (new construction minus demolition) for 1981 was 492 units and 547 units for 1982 (Table 1). The net gain for 1981 and 1982 increase the San Francisco housing stock by 1,039 units for a total of 317,647 units.**

---

* These figures do not account for large condominium projects which were built in 1982 but which were not certified complete in 1982. For example, Opera Plaza's 463 units were constructed in 1982 but were not certified complete until 1983. These units will be counted in the 1983 Housing Inventory Report.

** The housing stock total has been adjusted to the 1980 Census data figure. The Census counted 316,608 units in San Francisco in 1980 while the housing inventory counted 322,185. As was done in 1970, the housing inventory total in Table 2 will be adjusted once a detailed breakdown of units by building type is available from the Census.

DISTRICT FINDINGS

The annual net change by planning district tables show the greatest net gain in the Northeast district, with 274 units in 1981 and 276 units in 1982. The districts which followed in ranking were the Richmond with a net gain of 87 units in 1981 and 69 units in 1982, the Noe-Twin Peaks Central District with a net gain of 40 units in 1981 and 69 units in 1982 (Table 12).

The districts with a net housing loss in 1981 were the Western Addition with a net loss of 55 units, and the Downtown district with a net loss of 60 units. In 1982, only the Marina district had a net loss of 5 units. The Downtown district registered no gain or loss of housing units in 1982.

The districts with the greatest number of units certified complete generally are the same districts that experienced the greatest net housing gain (Table 14). The notable exception in 1981 are the Marina and South Central Districts which had a relatively high number of units certified completed and similar high number of demolitions.

The districts with the greatest number of units certified complete in 1981 were the Northeast with 277 new units and the Richmond with 124 units. These two districts experienced 51% of all the new residential construction in 1981 and 52% in 1982. The Marina district had 48 new units in 1981 and none in 1982.

The districts with a high demolition count in 1981 were the Western Addition with 67 units and the Downtown with 66 units (Table 17). These two districts experienced 46% of the demolition activity in 1981.

Other districts with a high incidence of demolition in 1981 were in the Marina (39 units), the Richmond (37 units), South Central (29 units), and Mission (25 units). These four districts accounted for 45% of all demolitions in 1981.

A significant lower number of units were demolished in 1982. Out of a total of 42 units demolished in 1982, 17 of these units were in the Richmond.

An analysis of single and multifamily construction in 1982 shows that most projects with 20 units or more were built in the Northeastern district. The majority of 5 to 9 unit buildings and 10 to 19 unit buildings were constructed in the Mission; most 2 to 4 unit buildings were constructed in the Richmond; and most single family units were constructed in the South Bayshore District (Tables 13 and 15). Similar data was not available for 1981.

Table 16 in the report ranks the districts by the number of bedrooms per unit. This table shows that most of the units completed in the Northeast district were one bedroom units, 172 units in 1981 and 155 units in 1982.

The Northeast sector is also noted for having gained the greatest number of condominium units in both 1981 and 1982 (Table 20). In fact, all 277 new

units in the Northeast district in 1981 were condominium. In rank order, the Richmond gained 89 new condominiums in 1981, the Marina 46 new condominiums, the Mission 39 new condominiums, and Buena Vista 36 new condominiums. In 1982, the districts with a high condominium count were the Richmond 25 units, the Mission 16 units, Central 13 units, and South of Market 11 units.

REGIONAL FINDINGS

Within a regional context San Francisco is not a major housing producer. In both 1981 and 1982 San Francisco accounted for only 8% of the total housing units authorized for construction in the 9 county bay region. That is 1,215 units out a total of 15,412 units for the region in 1982, and 1,242 out of 16,576 units in 1981.*

The counties with the greatest number of units authorized in 1982 were Alameda 24%, Contra Costa 18%, Santa Clara 19%, Sonoma 11%, and Soland 8%. The counties which had fewer authorized units were San Mateo 5%, Napa 3%, and Marin 3% (Table 6).

The counties which experienced the greatest housing activity in 1981 and 1982 were Alameda, Contra Costa and Santa Clara. Together these three counties accounted for 61% of the total number of units authorized in the 9 county bay region in 1982, and 64% in 1981.

The majority of the residential building permits issued in the 9 county bay region were for single family units, 62% in 1981 and 56% in 1982 (Table 7). Contrary to this regional trend, San Francisco continues to construct a higher percentage of multi-family units (92% in 1982) than single family units.

Permits for multifamily units in San Francisco accounted for 18% of the total number of multifamily units authorized in the Bay area in 1981, and 16% in 1982. However, single family permits in San Francisco accounted for only 1.7% of the total number of single family permits issued in the Bay Area in 1982, and .8% in 1981.

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* California Construction trends, Research Department, Security Pacific National Bank.

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DISTRICT HOUSING ACTIVITY
1982

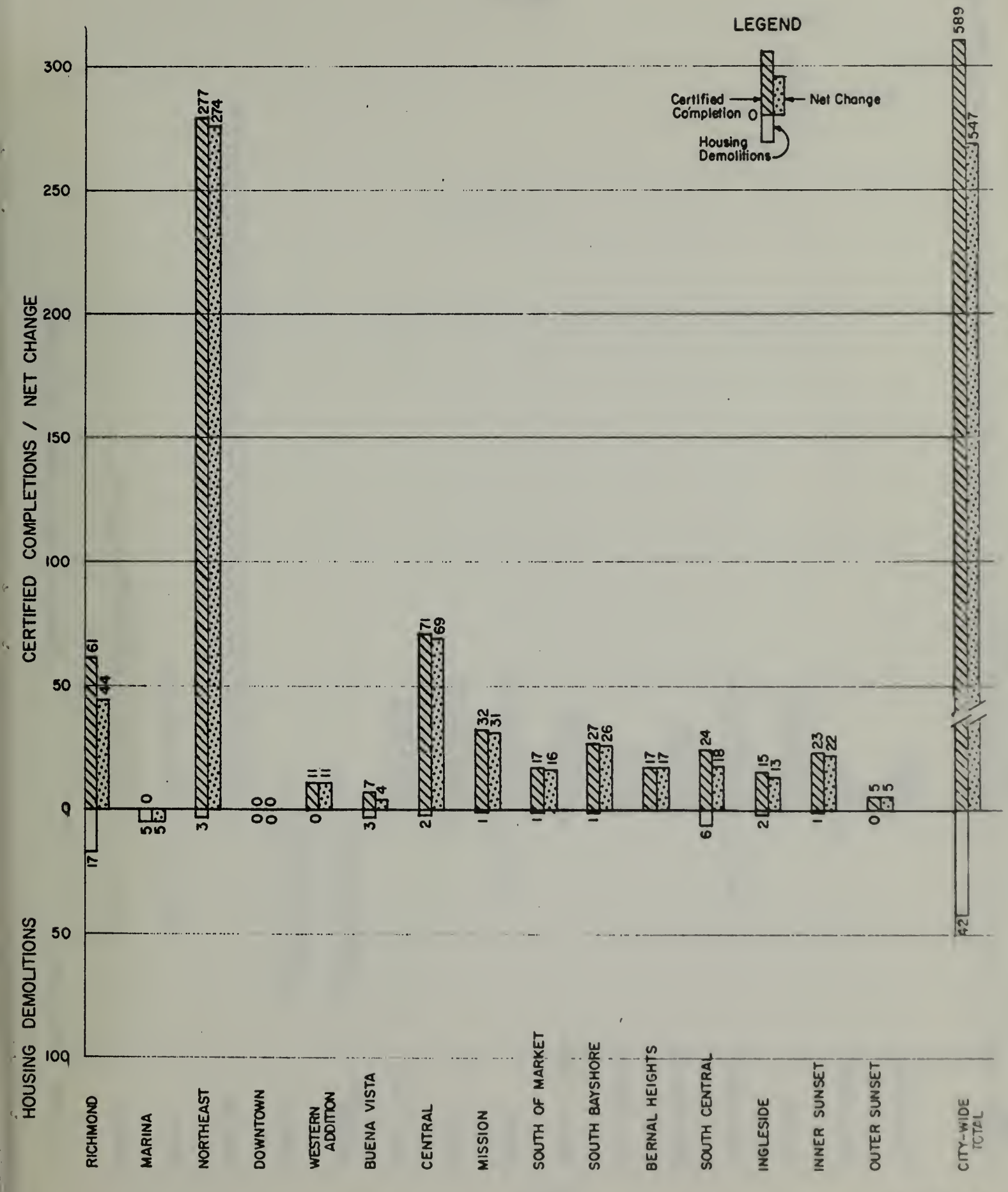
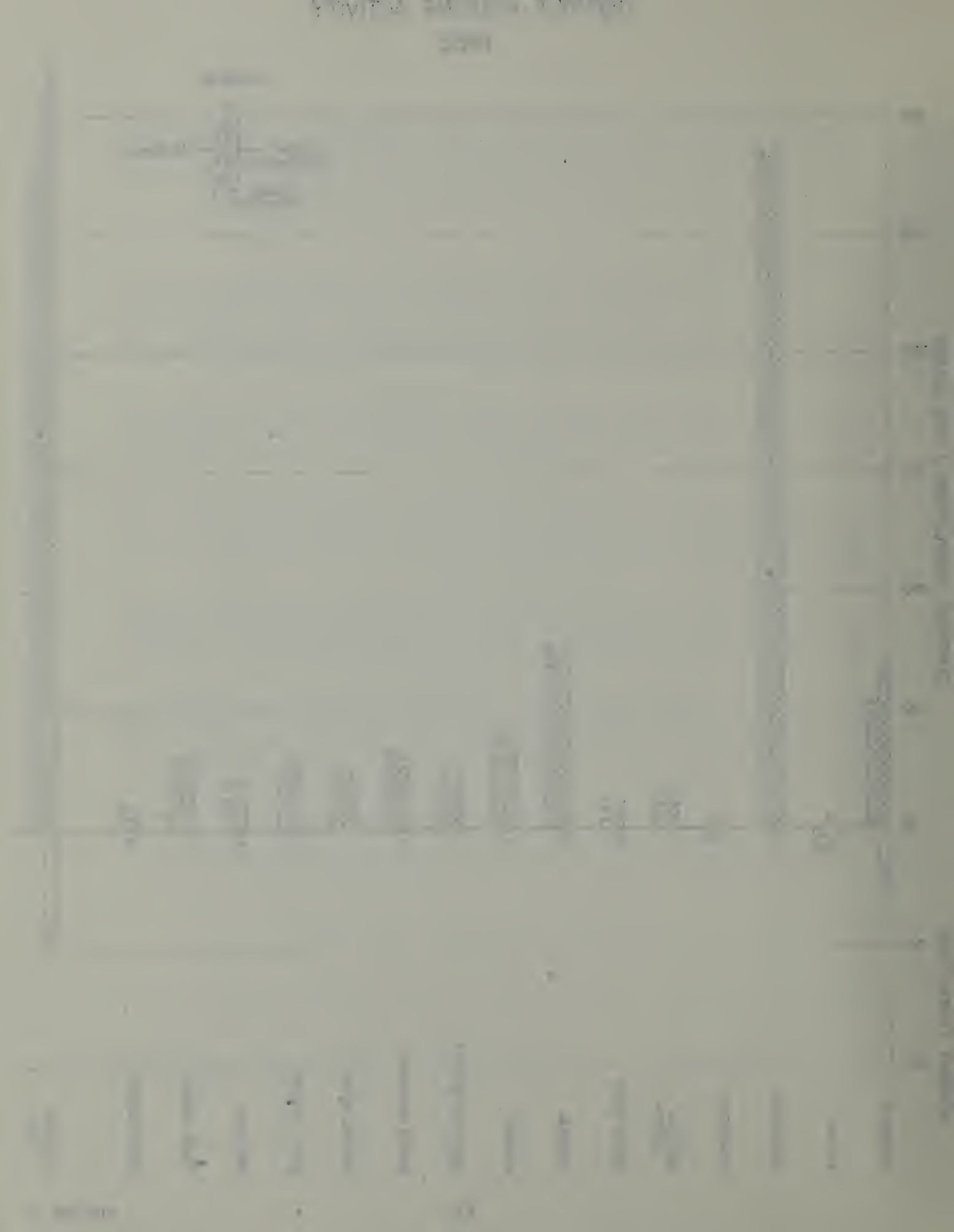
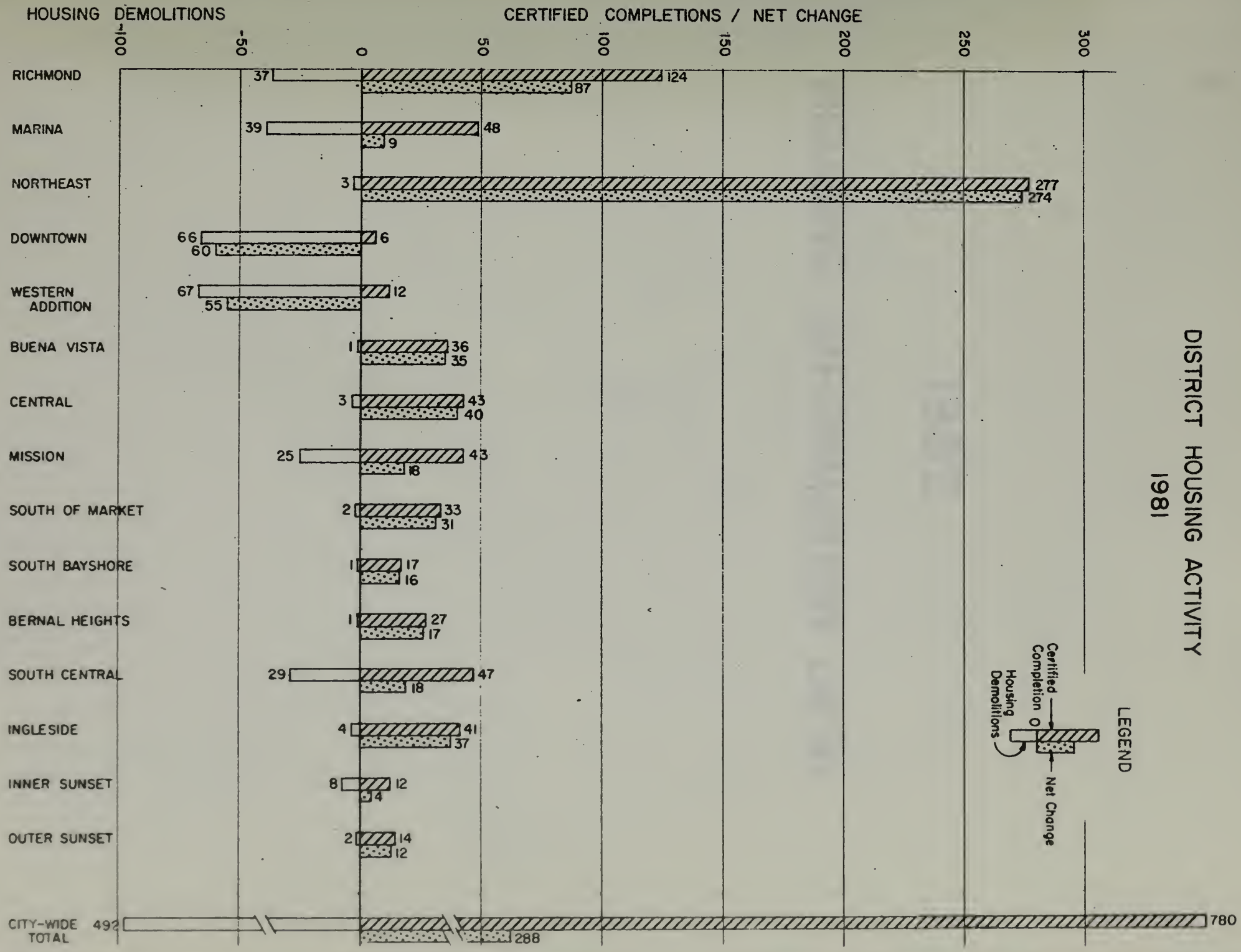


FIGURE 3





VIII

FIGURE 2

1982

HOUSING INFORMATION DATA

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1982

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	98
1 to 4	30
5 to 9	9
10 to 24	5
25 to 150	6

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

HOUSING UNIT DEMOLITION · 1982

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	125
1 to 4	22
5 to 9	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

NET CHANGE IN NUMBER OF HOUSING UNITS · 1982

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 1 to Minus 5	13
0	87
Plus 1 to Plus 5	31
Plus 6 to Plus 25	13
Plus 26 to Plus 150	4

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1982

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	25	25
Two Family	23	46
Three Family	16	48
Four Family	7	28
5-9 Family	6	46
10-19 Family	4	50
20 or More	4	304
Total	85	547

TABLE 2

San Francisco Housing Stock, December 1982

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	104103	32.2
Two Family	40878	12.6
3 to 4 Family	32811	10.2
5 to 9 Family	34483	10.7
10 or More	110948	34.3
Total	323224	100.0

NOTE: This housing stock total has not been adjusted to the 1980 census figure.

TABLE 3

Housing Units Certified Complete, 1982
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	50	42.7	50	8.5
Two Family	28	23.9	56	9.5
Three Family	17	14.5	51	8.7
Four Family	8	6.8	32	5.4
5-9 Family	6	5.1	46	7.8
10-19 Family	4	3.4	50	8.5
20 or More	4	3.4	304	51.6
Total	117	100.0	589	100.0

TABLE 4

Housing Units Certified Complete, 1982
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	59	10.0
One Bedroom	219	37.2
Two Bedrooms	129	21.9
Three or More Bedrooms	174	29.5
Bedrooms not Known	8	1.4
Total	589	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1982

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	423	72	76815350	91
Public Action	166	28	7752338	9
Redevelopment Areas	14	2	950355	1
Western Addition A-2	0	0	0	0
Yerba Buena Center	0	0	0	0
Diamond Heights	0	0	0	0
Hunters Point	14	2	950355	1
STOCKTON-SACRAMENTO	152	26	6801983	8
Public Housing	0	0	0	0
City Total	589	100	84567688	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1982

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	1878	1836	3714	294859.0	50.6
Contra Costa	1930	858	2788	01256.0	69.2
Marin	328	69	397	59149.0	82.6
Napa	262	255	517	38722.0	50.7
San Francisco	150	1065	1215	190243.0	12.3
San Mateo	317	568	885	124602.0	35.8
Santa Clara	1862	1080	2942	238272.0	63.3
Solano	834	416	1250	78154.0	66.7
Sonoma	1251	453	1704	101005.0	73.4
Total	8812	6600	15412	1326262.0	57.2

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1977 - 1982

	1982	1981	1980	1979	1978	1977
Total Bay Area	15412	16576	27852	33953	48284	46235
Total Bay Area Minus San Francisco	14197	15334	26650	32120	46239	44699
Total San Francisco	1215	1242	1202	1833	2045	1536
Multi Family Bay Area minus San Francisco	5535	5003	8495	7944	21278	11662
Multi Family San Francisco	1065	1159	1012	1594	1818	1167
Single Family Bay Area minus San Francisco	8662	10331	18155	24176	24961	33037
Single Family San Francisco	150	83	190	239	227	369

Source: 'Construction Reports', 1977 - 1982
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Bank

TABLE 8

Housing Unit Demolitions, 1982
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	25	78.1	25	59.5
Two Family	5	15.6	10	23.8
Three Family	1	3.1	3	7.1
Four Family	1	3.1	4	9.5
5-9 Family	0	0.0	0	0.0
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	32	100.0	42	100.0

TABLE 9

Demolition by Public Action, 1982
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Family	0	0.0	0	0.0
Three Family	0	0.0	0	0.0
Four Family	0	0.0	0	0.0
5-9 Family	0	0.0	0	0.0
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1971 - 1982

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
Total	5153	2867	5.6

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1982

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0	0	0
26-50	0	0	0	1	1	36	1	1	36
51-75	0	0	0	0	0	0	0	0	0
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	0	0	0	1	1	36	1	1	36

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1982

Rank	District Number and Name		Number of Units
1	3	Northeast	276
2	7	Central	69
3	1	Richmond	44
4	8	Mission	31
5	10	South Bayshore	26
6	14	Inner Sunset	22
7	12	South Central	18
8	11	Bernal Heights	17
9	9	South of Market	16
10	13	Ingleside	13
11	5	Western Addition	11
12	15	Outer Sunset	5
13	6	Buena Vista	4
14	4	Downtown	0
15	2	Marina	-5
Total			547

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1982

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	10	Richmond	42	Mission	16	Mission	15	Northeast	269
2	Ingleside	9	South of Market	17	Central	9	Richmond	13	Central	35
3	Central	8	South Bayshore	16	Northeast	8	Central	11	Richmond	0
4	Inner Sunset	6	Bernal Heights	14	South Central	8	South Central	11	Marina	0
5	Bernal Heights	3	Western Addition	11	Inner Sunset	5	Marina	0	Downtown	0
6	Outer Sunset	3	Inner Sunset	11	Richmond	0	Northeast	0	Western Addition	0
7	Buena Vista	1	Central	8	Marina	0	Downtown	0	Buena Vista	0
8	South Central	1	Ingleside	4	Downtown	0	Western Addition	0	Mission	0
9	Downtown	0	Buena Vista	3	Western Addition	0	Buena Vista	0	South of Market	0
10	Western Addition	0	Outer Sunset	2	Buena Vista	0	South of Market	0	South Bayshore	0
11	Mission	0	Northeast	0	South of Market	0	South Bayshore	0	Bernal Heights	0
12	Northeast	-1	Downtown	0	South Bayshore	0	Bernal Heights	0	South Central	0
13	South of Market	-1	Mission	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Marina	-3	Marina	-2	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	Richmond	-11	South Central	-2	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		25		122		46		50		304

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1982

Rank	District Number	Name	Number of Units	Percent
1	3	Northeast	279	47.4
2	7	Central	71	12.1
3	1	Richmond	61	10.4
4	8	Mission	32	5.4
5	10	South Bayshore	27	4.6
6	12	South Central	24	4.1
7	14	Inner Sunset	23	3.9
8	9	South of Market	17	2.9
9	11	Bernal Heights	17	2.9
10	13	Ingleside	15	2.5
11	5	Western Addition	11	1.9
12	6	Buena Vista	7	1.2
13	15	Outer Sunset	5	0.8
14	2	Marina	0	0.0
15	4	Downtown	0	0.0
Total			589	

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1982

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	11	Richmond	48	Mission	16	Mission	15	Northeast	269
2	Ingleside	11	South of Market	17	Central	9	Richmond	13	Central	35
3	Central	8	South Bayshore	16	Northeast	8	Central	11	Richmond	0
4	Inner Sunset	7	Bernal Heights	14	South Central	8	South Central	11	Marina	0
5	South Central	5	Western Addition	11	Inner Sunset	5	Marina	0	Downtown	0
6	Bernal Heights	3	Inner Sunset	11	Richmond	0	Northeast	0	Western Addition	0
7	Outer Sunset	3	Central	8	Marina	0	Downtown	0	Buena Vista	0
8	Buena Vista	1	Buena Vista	6	Downtown	0	Western Addition	0	Mission	0
9	Mission	1	Ingleside	4	Western Addition	0	Buena Vista	0	South of Market	0
10	Richmond	0	Northeast	2	Buena Vista	0	South of Market	0	South Bayshore	0
11	Marina	0	Outer Sunset	2	South of Market	0	South Bayshore	0	Bernal Heights	0
12	Northeast	0	Marina	0	South Bayshore	0	Bernal Heights	0	South Central	0
13	Downtown	0	Downtown	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Western Addition	0	Mission	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	South Central	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		50		139		46		50		304

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1982

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Marina	6	Northeast	155	Northeast	94	Richmond	44	Richmond	0
2	Richmond	0	Richmond	22	Richmond	53	South Central	43	Marina	0
3	Northeast	0	Mission	20	Buena Vista	28	Ingleside	40	Northeast	0
4	Downtown	0	Central	8	Mission	21	Northeast	28	Downtown	0
5	Western Addition	0	South of Market	4	Central	18	Bernal Heights	22	Western Addition	0
6	Buena Vista	0	Marina	3	South of Market	14	Central	16	Buena Vista	0
7	Central	0	South Central	3	Outer Sunset	10	South of Market	15	Central	0
8	Mission	0	Downtown	1	Marina	8	South Bayshore	15	Mission	0
9	South of Market	0	South Bayshore	1	Western Addition	7	Inner Sunset	11	South of Market	0
10	South Bayshore	0	Bernal Heights	1	Downtown	4	Buena Vista	8	South Bayshore	0
11	Bernal Heights	0	Outer Sunset	1	Bernal Heights	3	Marina	7	Bernal Heights	0
12	South Central	0	Western Addition	0	South Bayshore	1	Western Addition	5	South Central	0
13	Ingleside	0	Buena Vista	0	South Central	1	Outer Sunset	3	Ingleside	0
14	Inner Sunset	0	Ingleside	0	Ingleside	0	Mission	2	Inner Sunset	0
15	Outer Sunset	0	Inner Sunset	0	Inner Sunset	0	Downtown	1	Outer Sunset	0
Totals		6		219		262		260		0

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1982

Rank	District Number	and Name	Number of Units	Percent
1	1	Richmond	17	40.5
2	12	South Central	6	14.3
3	2	Marina	5	11.9
4	3	Northeast	3	7.1
5	6	Buena Vista	3	7.1
6	7	Central	2	4.8
7	13	Ingleside	2	4.8
8	8	Mission	1	2.4
9	9	South of Market	1	2.4
10	10	South Bayshore	1	2.4
11	14	Inner Sunset	1	2.4
12	4	Downtown	0	0.0
13	5	Western Addition	0	0.0
14	11	Bernal Heights	0	0.0
15	15	Outer Sunset	0	0.0
Total			42	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1982

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or More Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	11	Richmond	6	Richmond	0	Richmond	0	Richmond	0
2	South Central	4	Buena Vista	3	Marina	0	Marina	0	Marina	0
3	Marina	3	Marina	2	Northeast	0	Northeast	0	Northeast	0
4	Ingleside	2	Northeast	2	Downtown	0	Downtown	0	Downtown	0
5	Northeast	1	Central	2	Western Addition	0	Western Addition	0	Western Addition	0
6	Mission	1	South Central	2	Buena Vista	0	Buena Vista	0	Buena Vista	0
7	South of Market	1	Downtown	0	Central	0	Central	0	Central	0
8	South Bayshore	1	Western Addition	0	Mission	0	Mission	0	Mission	0
9	Inner Sunset	1	Mission	0	South of Market	0	South of Market	0	South of Market	0
10	Downtown	0	South of Market	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Western Addition	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Buena Vista	0	Bernal Heights	0	South Central	0	South Central	0	South Central	0
13	Central	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		25		17		0		0		0

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

TABLE 19

Planning District Trends, 1980 - 1982

	Planning District	Completions Number	%	Demolitions Number	%	Net Change
1	Richmond	408	17.1	81	18.5	327
2	Marina	62	2.6	53	12.1	9
3	Northeast	668	28.1	15	3.4	653
4	Downtown	60	2.5	66	15.1	-6
5	Western Addition	119	5.0	85	19.5	34
6	Buena Vista	75	3.1	2	0.5	73
7	Central	212	8.9	8	1.8	204
8	Mission	182	7.6	29	6.6	153
9	South of Market	91	3.8	26	5.9	65
10	South Bayshore	59	2.5	2	0.5	57
11	Bernal Heights	72	3.0	6	1.4	66
12	South Central	170	7.1	44	10.1	126
13	Ingleside	97	4.1	5	1.1	92
14	Inner Sunset	81	3.4	12	2.7	69
15	Outer Sunset	25	1.0	3	0.7	22
	Total	2381	100.0	437	100.0	1944

Source: Changes in the Housing Inventory 1980 - 1982

TABLE 19a

Planning Districts Annual Net Change 1973-1982

Planning District	Annual Net Change									
	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973
1. Richmond	44	87	190	53	92	147	67	70	113	237
2. Marina	-5	9	4	13	35	176	-1	154	256	56
3. Northeast	276	274	103	66	217	403	195	132	50	108
4. Downtown	0	-60	54	-6	0	33	0	0	0	-1
5. Western Addition	11	-55	78	285	197	136	32	305	681	-353
6. Buena Vista	4	35	31	11	3	21	9	3	-33	-34
7. Central	69	40	93	201	58	104	98	385	128	525
8. Mission	31	18	103	59	44	37	26	9	8	116
9. South of Market	16	31	-14	271	35	2	-29	-22	243	-50
10. South Bayshore	26	16	14	34	235	131	-14	-246	-202	-75
11. Bernal Heights	17	26	23	22	33	29	41	17	4	7
12. South Central	18	18	88	135	95	157	64	171	70	58
13. Ingleside	13	37	41	84	51	63	51	830	121	2
14. Inner Sunset	22	4	42	159	80	21	187	162	175	17
15. Outer Sunset	5	12	2	15	26	20	47	86	66	40
Total	547	492	852	1402	1201	1480	773	2056	1680	653

TABLE 19b

Citywide Annual Housing Construction and Demolition
1970-1982

Year	New Construction	Demolition	Net Change
1982	589	42	547
1981	780	288	492
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940
1970	990	730	260
70-82 Cumulative Count	19,063	5,877	13,186

TABLE 20

Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1982

Rank	District Number and Name		Number of Units	Percent
1	1	Richmond	25	27.5
2	8	Mission	16	17.6
3	7	Central	13	14.3
4	12	South Central	11	12.1
5	11	Bernal Heights	8	8.8
6	14	Inner Sunset	8	8.8
7	9	South of Market	5	5.5
8	5	Western Addition	3	3.3
9	13	Ingleside	2	2.2
10	2	Marina	0	0.0
11	3	Northeast	0	0.0
12	4	Downtown	0	0.0
13	6	Buena Vista	0	0.0
14	10	South Bayshore	0	0.0
15	15	Outer Sunset	0	0.0
Total			91	

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1982

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Tots	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Uni
101													2	117	2	11
102			-1	-2											-1	
106			1	2											1	
109	-1	-1													-1	-
113													1	152	1	1
119									1	8					1	
127	-1	-1													-1	
129	-1	-1													-1	-1
132			-1	-2											-1	-
133	-1	-1													-1	
134	-1	-1													-1	-
156			1	2											1	2
157					1	3	-1	-4							0	
158					1	3									1	
162					1	3									1	
166					1	3									1	3
167	1	1													1	1
168					-1	-3									-1	
169					1	3									1	
171					1	3									1	
203									2	16	1	15			3	
204	1	1	3	6					1	9			1	35	6	51
205											1	11			1	
207			-1	-2											-1	
211	4	-1													-1	-
213	5	5													5	
214			1	2											1	
216	1	1													1	
217	1	1													1	
227	-1	-1	3	6	1	3	2	8							5	1
230	1	1													1	
231	9	9					4	16							13	25
234	1	1													1	1
252	1	1	4	8											5	
254	1	1	3	6											4	
255	1	1													1	
257	1	1													1	
259	3	3													3	3
260	-3	-3	-1	-2											-4	-!
261	1	1													1	
263	-1	-1							1	8	1	11			1	
302	-1	-1	1	2	1	3			1	5					2	
303			3	6											3	
304	3	3													3	3
305	2	2													2	
309	2	2													2	2
310			1	2											1	
311	1	1													1	1
314	9	9													9	
326	-1	-1													-1	-1
351			1	2											1	
352	1	1	1	2											2	
354	2	2													2	
402	-2	-2			2	6									0	4
426	-2	-2	-1	-2	2	6									-1	
427	-4	-4	1	2	2	6	1	4			1	13			1	
451	-1	-1			1	3	1	4							1	
476					1	3									1	
477			3	6											3	
478					1	3									1	
479	-1	-1	1	2											0	
City Total	25	25	23	46	16	48	7	28	6	46	4	50	4	304	85	547

APPENDIX TABLE B Part 1

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1982

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract To	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Un
101													2	117	2	
106			1	2											1	
113													1	152	1	
119									1	8					1	
156			1	2											1	
157					1	3									1	
158					1	3									1	
162					1	3									1	
166					1	3									1	
167	1	1													1	
169					1	3									1	
171					1	3									1	
203									2	16	1	15			3	31
204	1	1	3	6					1	9			1	35	6	5
205											1	11			1	
213	5	5													5	
214			1	2											1	
216	1	1													1	
217	1	1													1	
227			3	6	1	3	2	8							6	
230	1	1													1	
231	9	9					4	16							13	
232	1	1													1	
234	1	1													1	
252	1	1	4	8											5	
254	1	1	3	6											4	
255	1	1													1	
257	1	1													1	
259	3	3													3	
261	1	1													1	
263									1	8	1	11			2	1
302			1	2	1	3			1	5					3	
303			3	6											3	
304	3	3													3	
305	2	2													2	
309	2	2													2	
310			1	2											1	
311	1	1													1	
314	10	10													10	1
351			1	2											1	
352	1	1	1	2											2	
354	2	2													2	
402					2	6									2	
426					2	6									2	6
427			1	2	2	6	1	4			1	13			5	
451					1	3	1	4							2	
476					1	3									1	
477			3	6											3	
478					1	3									1	
479			1	2											1	
City Total	50	50	28	56	17	51	8	32	6	46	4	50	4	304	117	

APPENDIX TABLE C Part 1

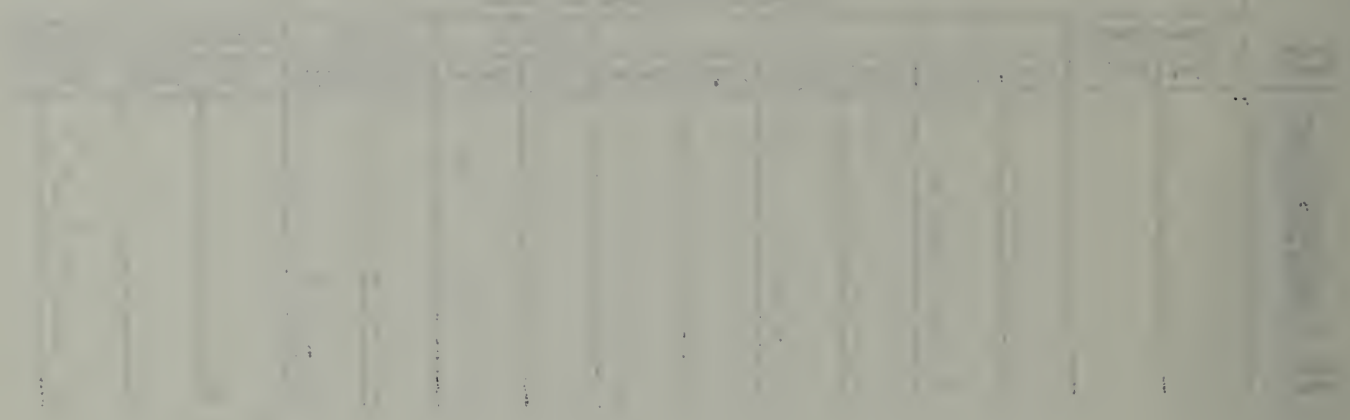
Housing Unit Demolition by Census Tract and structure type
San Francisco, 1982

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract T	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Un:
102			1	2											1	
109	1	1													1	
127	1	1													1	
129	1	1													1	
132			1	2											1	
133	1	1													1	
134	1	1													1	
157							1	4							1	
168					1	3									1	
207			1	2											1	
211	1	1													1	
227	1	1													1	
232	1	1													1	1
260	3	3	1	2											4	
263	1	1													1	
302	1	1													1	
314	1	1													1	
326	1	1													1	
402	2	2													2	
426	2	2	1	2											3	
427	4	4													4	
451	1	1													1	
479	1	1													1	
City Total	25	25	5	10	1	3	1	4	0	0	0	0	0	0	32	

APPENDIX TABLE D Part 1

CONDOMINIUM Units Certified Complete by Census Tract and Structure Type
San Francisco, 1982

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
157					1	3									1	
166					1	3									1	
203									2	16					2	
204			1	2											1	
205											1	11			1	
227			1	2	1	3									2	
252			3	6											3	
254			1	2											1	
263											1	11			1	
302					1	3			1	5					2	
310			1	2											1	
427			1	2	1	3	1	4			1	13			4	
City Total	0	0	8	16	5	15	1	4	3	21	3	35	0	0	20	



1981

HOUSING INFORMATION DATA

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HOUSING UNIT CONSTRUCTION COMPLETIONS · 1981

HOUSING UNITS

	NUMBER OF CENSUS TRACTS
0	72
1 to 4	39
5 to 9	17
10 to 24	13
25 to 152	7

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

HOUSING UNIT DEMOLITION · 1981

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	108
1 to 4	29
5 to 9	5
10 to 24	3
25 to 66	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

NET CHANGE IN NUMBER OF HOUSING UNITS · 1981

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 6 to Minus 61	4
Minus 1 to Minus 5	13
0	60
Plus 1 to Plus 5	43
Plus 6 to Plus 25	22
Plus 26 to Plus 152	6

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1981

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	79	79
Two Family	59	118
Three Family	18	54
Four Family	-2	-8
5-9 Family	7	45
10-19 Family	9	107
20 or More	0	97
Total	170	492

TABLE 2

San Francisco Housing Stock, December 1981

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	104079	32.3
Two Family	40832	12.7
3 to 4 Family	32735	10.1
5 to 9 Family	34437	10.7
r More	110594	34.3
	322677	100.0

TABLE 3

Housing Units Certified Complete, 1981
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	123	49.4	123	15.8
Two Family	71	28.5	142	18.2
Three Family	24	9.6	72	9.2
Four Family	7	2.8	28	3.6
5-9 Family	10	4.0	61	7.8
10-19 Family	11	4.4	143	18.3
20 or More	3	1.2	221	28.3
Total	249	100.0	780	100.0

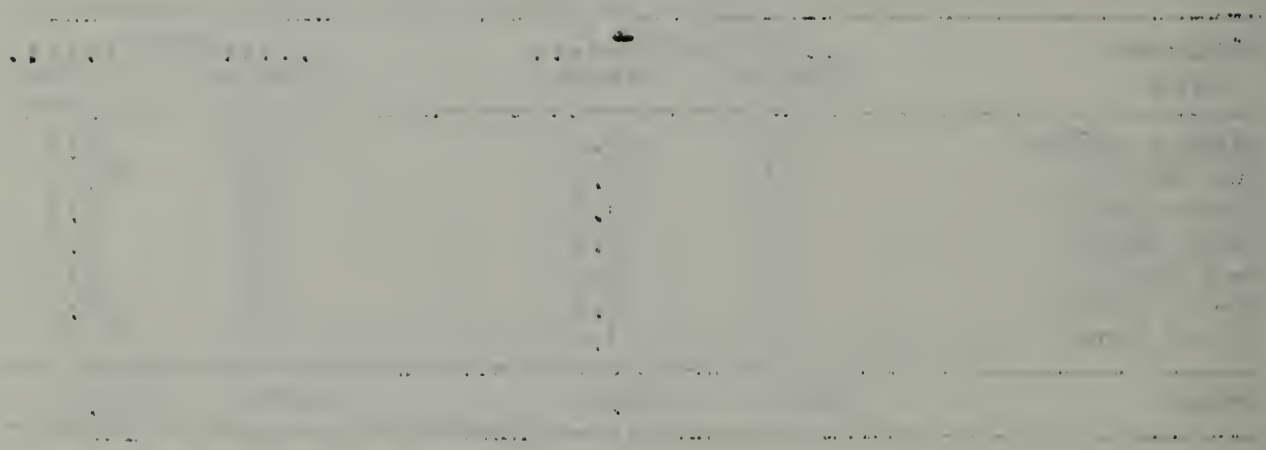


TABLE 4

Housing Units Certified Complete, 1981
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	6	0.8
One Bedroom	219	28.1
Two Bedrooms	262	33.6
Three or More Bedrooms	260	33.3
Bedrooms not Known	0	0.0
Total	780	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1981

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	670	86	55710916	90
Public Action	110	14	5999999	10
Redevelopment Areas	110	14	5999999	10
Western Addition A-2	87	11	4745454	8
Yerba Buena Center	0	0	0	0
Diamond Heights	23	3	1254545	2
Hunters Point	0	0	0	0
Public Housing	0	0	0	0
City Total	780	100	61710915	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1981

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	2359	1530	3889	316059.0	60.7
Contra Costa	2523	585	3108	227924.0	81.2
Marin	302	234	536	72258.0	56.3
Napa	252	106	358	42280.0	70.4
San Francisco	83	1159	1242	170448.0	6.7
San Mateo	593	391	984	141791.0	60.3
Santa Clara	1997	1705	3702	292335.0	53.9
Solano	1102	211	1313	81059.0	83.9
Sonoma	1203	241	1444	97940.0	83.3
Total	10414	6162	16576	1442094.0	62.8

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1977 - 1981

	1981	1980	1979	1978	1977	1977
Total Bay Area	16576	27852	33953	48284	46235	0
Total Bay Area Minus San Francisco	15334	26650	32120	46239	44699	0
Total San Francisco	1242	1202	1833	2045	1536	0
Multi Family Bay Area minus San Francisco	5003	8495	7944	21278	11662	0
Multi Family San Francisco	1159	1012	1594	1818	1167	0
Single Family Bay Area minus San Francisco	10331	18155	24176	24961	33037	0
Single Family San Francisco	83	190	239	227	369	0

Source: 'Construction Reports', 1977 - 1981
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Bank

TABLE 8

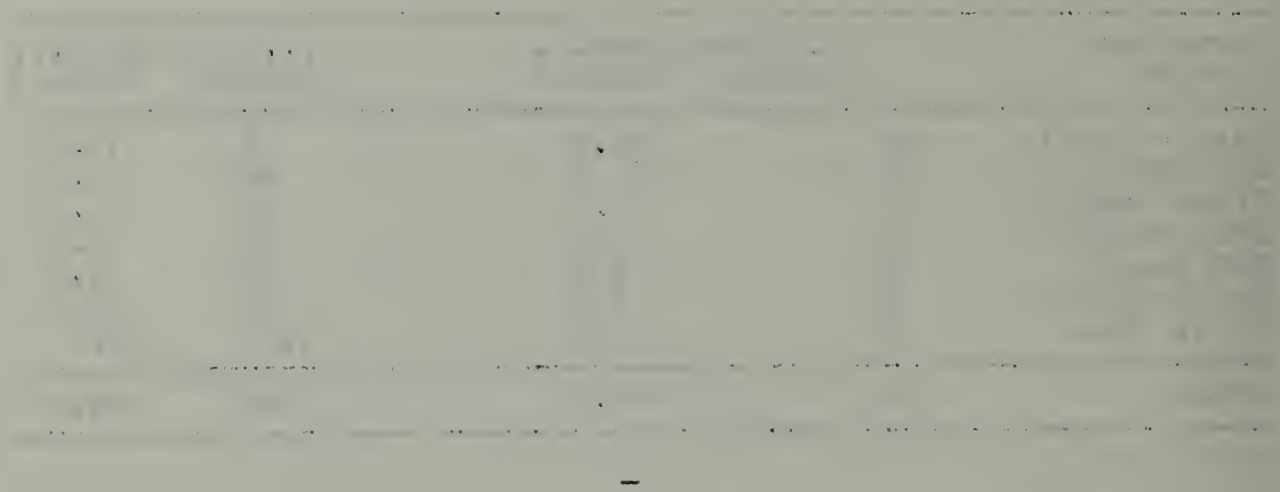
Housing Unit Demolitions, 1981
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	44	55.7	44	15.3
Two Family	12	15.2	24	8.3
Three Family	6	7.6	18	6.3
Four Family	9	11.4	36	12.5
5-9 Family	3	3.8	16	5.6
10-19 Family	2	2.5	36	12.5
20 or More	3	3.8	114	39.6
Total	79	100.0	288	100.0

TABLE 9

Demolition by Public Action, 1981
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Family	0	0.0	0	0.0
Three Family	0	0.0	0	0.0
Four Family	7	63.6	28	25.0
5-9 Family	0	0.0	0	0.0
10-19 Family	2	18.2	36	32.1
20 or More	2	18.2	48	42.9
Total	11	100.0	112	100.0



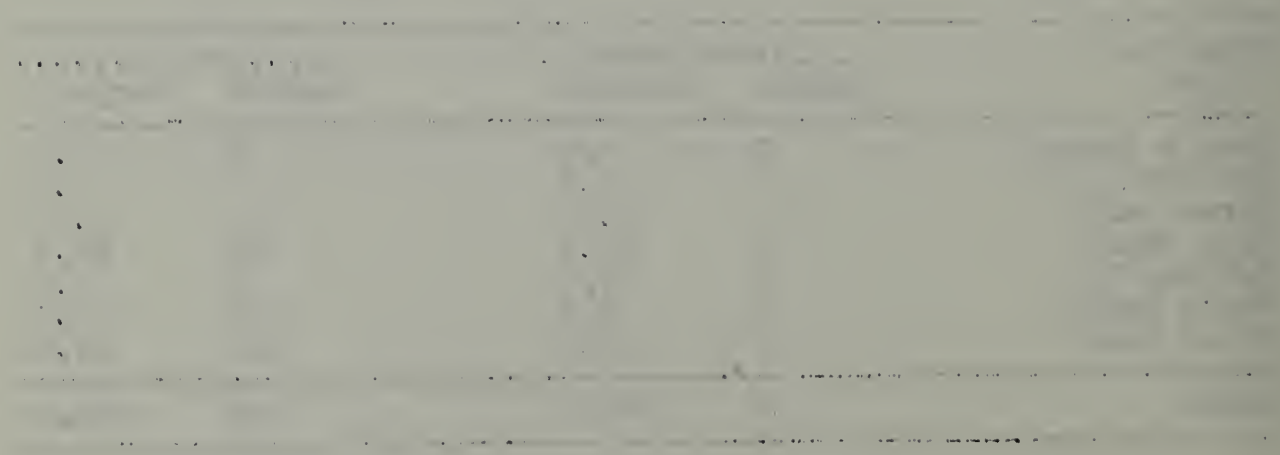


TABLE 10

Share of Demolition Accounted for by Public Action, 1971 - 1981

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
Total	5111	2867	56.1

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1981

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0	0	0
26-50	0	0	0	0	0	0	0	0	0
51-75	0	0	0	1	1	66	1	1	66
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	0	0	0	1	1	66	1	1	66

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1981

Rank	District Number and Name		Number of Units
1	3	Northeast	274
2	1	Richmond	87
3	7	Central	40
4	13	Ingleside	37
5	6	Buena Vista	35
6	9	South of Market	31
7	11	Bernal Heights	26
8	8	Mission	18
9	12	South Central	18
10	10	South Bayshore	16
11	15	Outer Sunset	12
12	2	Marina	9
13	14	Inner Sunset	4
14	5	Western Addition	-55
15	4	Downtown	-60
Total			492

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1981

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Northeast	276	Ingleside	22	South Central	5	Richmond	0	Richmond	0
2	Richmond	74	Richmond	18	Marina	0	Marina	0	Northeast	0
3	Marina	45	Bernal Heights	17	Northeast	0	Northeast	0	Buena Vista	0
4	Mission	40	South of Market	9	Downtown	0	Downtown	0	Central	0
5	South Central	39	Central	7	Western Addition	0	Buena Vista	0	Mission	0
6	Buena Vista	35	South Bayshore	3	Buena Vista	0	Central	0	South of Market	0
7	Central	33	Outer Sunset	3	Central	0	Mission	0	South Bayshore	0
8	South of Market	22	Downtown	0	South of Market	0	South of Market	0	Bernal Heights	0
9	Ingleside	15	Western Addition	0	South Bayshore	0	South Bayshore	0	South Central	0
10	South Bayshore	13	Buena Vista	0	Bernal Heights	0	Bernal Heights	0	Ingleside	0
11	Bernal Heights	9	Northeast	-2	Ingleside	0	South Central	0	Inner Sunset	0
12	Outer Sunset	9	Inner Sunset	-2	Inner Sunset	0	Ingleside	0	Outer Sunset	0
13	Downtown	6	Mission	-11	Outer Sunset	0	Inner Sunset	0	Marina	-8
14	Western Addition	6	Marina	-13	Richmond	-5	Outer Sunset	0	Western Addition	-25
15	Inner Sunset	6	South Central	-26	Mission	-11	Western Addition	-36	Downtown	-66
Totals		628		25		-11		-36		-14

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

NOTE: The program counted condominium units as single family residences. This error was corrected in the 1982 program.

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1981

Rank	District Number	Name	Number of Units	Percent
1	3	Northeast	277	35.5
2	1	Richmond	124	15.9
3	2	Marina	48	6.2
4	12	South Central	47	6.0
5	7	Central	43	5.5
6	8	Mission	43	5.5
7	13	Ingleside	41	5.3
8	6	Buena Vista	36	4.6
9	9	South of Market	33	4.2
10	11	Bernal Heights	27	3.5
11	10	South Bayshore	17	2.2
12	15	Outer Sunset	14	1.8
13	5	Western Addition	12	1.5
14	14	Inner Sunset	12	1.5
15	4	Downtown	6	0.8
Total			780	

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1981

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Unit
1	Northeast	277	Richmond	30	South Central	5	Richmond	0	Richmond	0
2	Richmond	94	Inglesids	22	Richmond	0	Marina	0	Marina	0
3	Marina	48	Bernal Heights	17	Marina	0	Northeast	0	Northeast	0
4	Mission	41	South of Market	11	Northeast	0	Downtown	0	Downtown	0
5	South Central	40	Central	7	Downtown	0	Western Addition	0	Western Addition	0
6	Buena Vista	36	Western Addition	4	Western Addition	0	Buena Vista	0	Buena Vista	0
7	Central	36	South Bayshore	3	Buena Vista	0	Central	0	Central	0
8	South of Market	22	Outer Sunset	3	Central	0	Mission	0	Mission	0
9	Inglesids	19	Mission	2	Mission	0	South of Market	0	South of Market	0
10	South Bayshore	14	South Central	2	South of Market	0	South Bayshore	0	South Bayshore	0
11	Outer Sunset	11	Inner Sunset	2	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	Bernal Heights	10	Marina	0	Bernal Heights	0	South Central	0	South Central	0
13	Inner Sunset	10	Northeast	0	Inglesids	0	Inglesids	0	Inglesids	0
14	Western Addition	8	Downtown	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Downtown	6	Buena Vista	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		672		103		5		0		0

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

NOTE: The program counted condominium units as single family residences. This error was corrected in the 1982 program.

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1981

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Northeast	56	Northeast	172	Richmond	33	Northeast	34	Northeast	8
2	Richmond	2	Central	21	Mission	20	Central	34	Richmond	0
3	Buena Vista	1	Mission	11	Central	16	Richmond	23	Marina	0
4	Marina	0	South Central	11	South Bayshore	16	Inner Sunset	21	Downtown	0
5	Downtown	0	Richmond	3	South of Market	11	Bernal Heights	13	Western Addition	0
6	Western Addition	0	South of Market	1	Northeast	9	Ingleside	13	Buena Vista	0
7	Central	0	Marina	0	South Central	8	South Bayshore	11	Central	0
8	Mission	0	Downtown	0	Buena Vista	6	Western Addition	9	Mission	0
9	South of Market	0	Western Addition	0	Bernal Heights	4	South of Market	5	South of Market	0
10	South Bayshore	0	Buena Vista	0	Western Addition	2	South Central	5	South Bayshore	0
11	Bernal Heights	0	South Bayshore	0	Ingleside	2	Outer Sunset	5	Bernal Heights	0
12	South Central	0	Bernal Heights	0	Inner Sunset	2	Mission	1	South Central	0
13	Ingleside	0	Ingleside	0	Marina	0	Marina	0	Ingleside	0
14	Inner Sunset	0	Inner Sunset	0	Downtown	0	Downtown	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Buena Vista	0	Outer Sunset	0
Totals		59		219		129		174		8

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

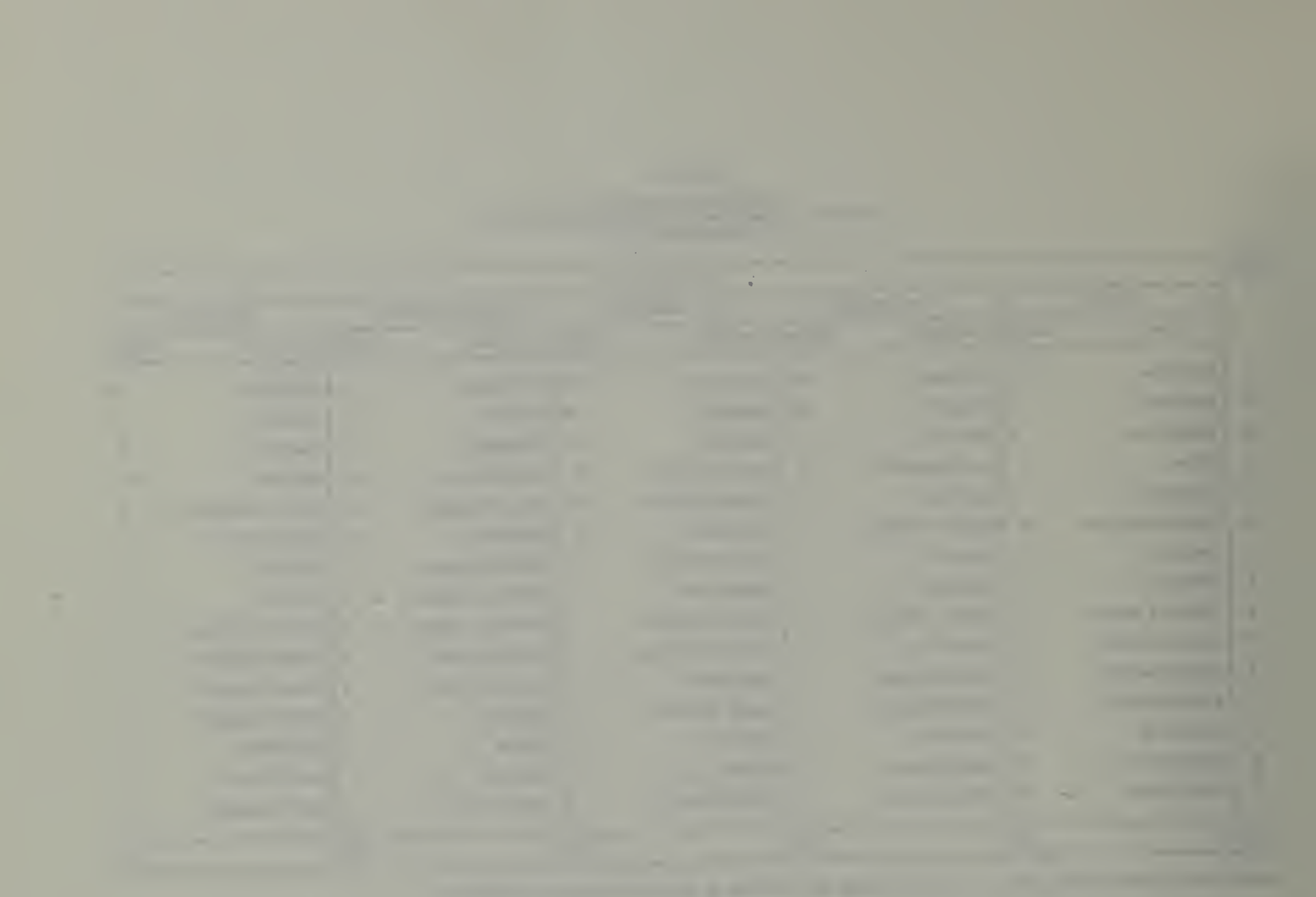


TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1981

Rank	District Number	and Name	Number of Units	Percent
1	5	Western Addition	67	23.3
2	4	Downtown	66	22.9
3	2	Marina	39	13.5
4	1	Richmond	37	12.8
5	12	South Central	29	10.1
6	8	Mission	25	8.7
7	14	Inner Sunset	8	2.8
8	13	Ingleside	4	1.4
9	3	Northeast	3	1.0
10	7	Central	3	1.0
11	9	South of Market	2	0.7
12	15	Outer Sunset	2	0.7
13	6	Buena Vista	1	0.3
14	10	South Bayshore	1	0.3
15	11	Bernal Heights	1	0.3
Total			288	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1981

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or More Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	20	South Central	28	Mission	11	Western Addition	36	Downtown	6
2	Ingleside	4	Marina	13	Richmond	5	Richmond	0	Western Addition	3
3	Inner Sunset	4	Mission	13	Marina	0	Marina	0	Marina	3
4	Marina	3	Richmond	12	Northeast	0	Northeast	0	Richmond	0
5	Central	3	Western Addition	4	Downtown	0	Downtown	0	Northeast	0
6	Western Addition	2	Inner Sunset	4	Western Addition	0	Buena Vista	0	Buena Vista	0
7	Outer Sunset	2	Northeast	2	Buena Vista	0	Central	0	Central	0
8	Northeast	1	South of Market	2	Central	0	Mission	0	Mission	0
9	Buena Vista	1	Downtown	0	South of Market	0	South of Market	0	South of Market	0
10	Mission	1	Buena Vista	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	South Bayshore	1	Central	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Bernal Heights	1	South Bayshore	0	South Central	0	South Central	0	South Central	0
13	South Central	1	Bernal Heights	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Downtown	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		44		78		16		36		114

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

TABLE 19

Planning District Trends, 1980 - 1981

Planning District		Completions Number	%	Demolitions Number	%	Net Change
1	Richmond	347	19.4	70	16.9	277
2	Marina	62	3.5	49	11.9	13
3	Northeast	389	21.7	12	2.9	377
4	Downtown	60	3.3	66	16.0	-6
5	Western Addition	108	6.0	85	20.6	23
6	Buena Vista	68	3.8	2	0.5	66
7	Central	141	7.9	8	1.9	133
8	Mission	150	8.4	29	7.0	121
9	South of Market	74	4.1	25	6.1	49
10	South Bayshore	32	1.8	2	0.5	30
11	Bernal Heights	55	3.1	6	1.5	49
12	South Central	146	8.1	40	9.7	106
13	Ingleside	82	4.6	4	1.0	78
14	Inner Sunset	58	3.2	12	2.9	46
15	Outer Sunset	20	1.1	3	0.7	17
	Total	1792	100.0	413	100.0	1379

Source: Changes in the Housing Inventory 1980 - 1981

TABLE 19a

Planning Districts Annual Net Change 1972-1981

Planning District	Annual Net Change									
	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972
1. Richmond	87	190	53	92	147	67	70	113	237	161
2. Marina	9	4	13	35	176	-1	154	256	56	98
3. Northeast	274	103	66	217	403	195	132	50	108	-9
4. Downtown	-60	54	-6	0	33	0	0	0	-1	97
5. Western Addition	-55	78	285	197	136	32	305	681	-353	-54
6. Buena Vista	35	31	11	3	21	9	3	-33	-34	82
7. Central	40	93	201	58	104	98	385	128	525	217
8. Mission	18	103	59	44	37	26	9	8	116	9
9. South of Market	31	-14	271	35	2	-29	-22	243	-50	-7
10. South Bayshore	16	14	34	235	131	-14	-246	-202	-75	106
11. Bernal Heights	26	23	22	33	29	41	17	4	7	2
12. South Central	18	88	135	95	157	64	171	70	58	58
13. Ingleside	37	41	84	51	63	51	830	121	2	15
14. Inner Sunset	4	42	159	80	21	187	162	175	17	22
15. Outer Sunset	12	2	15	26	20	47	86	66	40	53
Total	492	852	1402	1201	1480	773	2056	1680	653	850

TABLE 19b

Citywide Annual Housing Construction and Demolition
1970-1981

Year	New Construction	Demolition	Net Change
1981	780	288	492
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940
1970	990	730	260
70-81 Cumulative Count	18,474	5,835	12,639

TABLE 20

CONDOMINIUM Units Certified Complete
Districts in Rank Order
San Francisco, 1981

Rank	District Number	Name	Number of Units	Percent
1	3	Northeast	277	49.1
2	1	Richmond	89	15.8
3	2	Marina	46	8.2
4	8	Mission	39	6.9
5	6	Buena Vista	36	6.4
6	7	Central	31	5.5
7	9	South of Market	22	3.9
8	15	Outer Sunset	11	2.0
9	5	Western Addition	8	1.4
10	4	Downtown	5	0.9
11	10	South Bayshore	0	0.0
12	11	Bernal Heights	0	0.0
13	12	South Central	0	0.0
14	13	Ingleside	0	0.0
15	14	Inner Sunset	0	0.0
Total			564	

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1981

Census Tract	Number of Struotures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	59	59													59	59
102	3	3													3	3
103	5	5													5	5
104	7	7													7	7
107			-1	-2											-1	-2
108	2	2													2	2
116	50	50													50	50
119	150	150													150	150
124	5	5											-1	-66	4	-61
126	1	1													1	1
128	1	1	-1	-2	-1	-3									-1	-4
129	3	3	-1	-2											2	1
130					-1	-3									-1	-3
132	1	1													1	1
133	-1	-1			-1	-3									-2	-4
151	41	41											-1	-23	40	18
153	-2	-2													-2	-2
154			1	2											1	2
156	2	2	-1	-2											1	0
157	7	7	-1	-2											6	5
162											-2	-36	-1	-25	-3	-61
164	6	6													6	6
167	7	7													7	7
168	15	15													15	15
170	9	9													9	9
171	4	4													4	4
178			-1	-2	-1	-3	-1	-4	-1	-6					-4	-15
179			1	2											1	2
202	9	9													9	9
203	30	30													30	30
204	6	6													6	6
205	12	12													12	12
206					1	3									1	3
207	1	1													1	1
209			1	2											1	2
210							-1	-4							-1	-4
211	-1	-1													-1	-1
212	3	3													3	3
213	8	8	1	2											9	10
214	1	1													1	1
218	2	2	1	2											3	4
227	17	17	1	2											18	19
228	5	5	1	2	1	3									7	10
230	2	2							-1	-5					1	-3
231	-1	-1													-1	-1
232	3	3													3	3
233					1	3									1	3
234	1	1													1	1
251	10	10													10	10
252	1	1	4	8											5	9
253	1	1													1	1
254	6	6	3	6	1	3									10	15
255	1	1													1	1
256	2	2													2	2
257	3	3													3	3
258	2	2													2	2
259	9	9													9	9
260	1	1	1	2					1	5					3	8
262	2	2													2	2
263	1	1													1	1
264	16	16													16	16
301	3	3													3	3
302	-3	-3	-1	-2											-4	-5
303	4	4													4	4
304	2	2													2	2
305	1	1													1	1
307	2	2													2	2
308	1	1													1	1
310	10	10	7	14											17	24
311	-1	-1													-1	-1
312	2	2													2	2
313	3	3													3	3

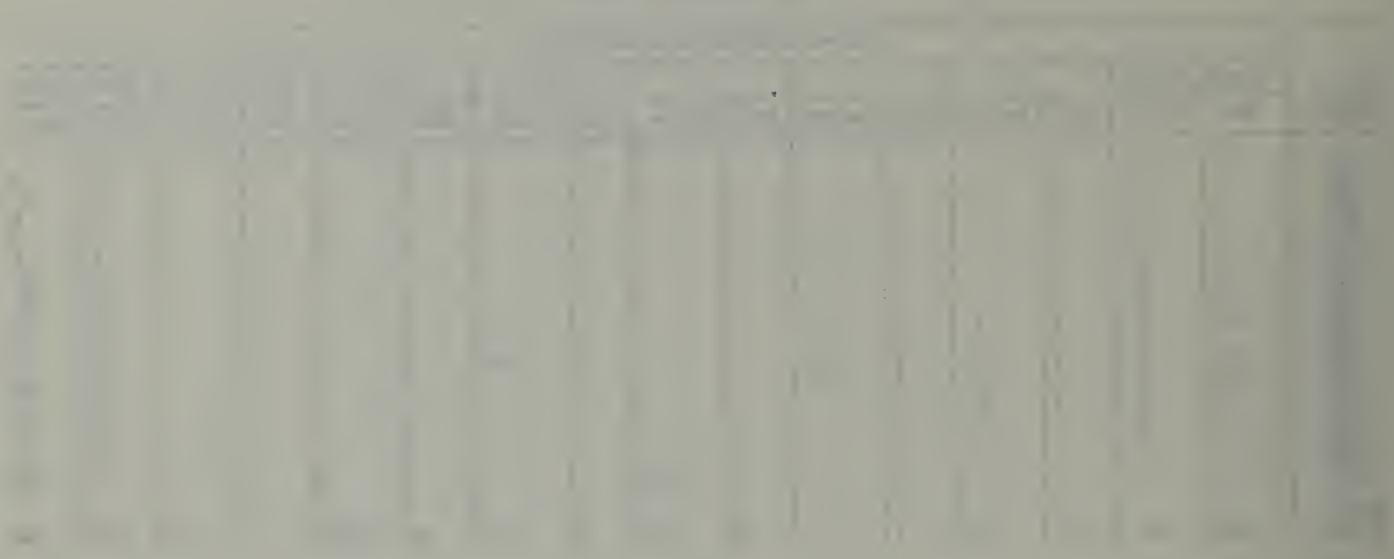
NOTE: The program counted condominium units as single family residences. This error was corrected in the 1982 program.

APPENDIX TABLE A Part 2

Net Change of Housing Units by Census Tract and Struoture Type
San Francisco, 1981

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
314	2	2													2	2
326			2	4											2	4
328	6	6													6	6
351	-1	-1	2	4											1	3
352	1	1			1	3									2	4
401	2	2													2	2
402	2	2			1	3									3	5
426	-1	-1													-1	-1
427	25	25	2	4											27	29
428	1	1													1	1
451	10	10	1	2	-2	-6			-1	-5					8	1
452	23	23			1	3									24	26
477	1	1	3	6											4	7
478	5	5	4	8											9	13
479	1	1													1	1
605	-1	-1													-1	-1
606							-7	-28							-7	-28
City Total	628	628	29	58	1	3	-9	-36	-2	-11	-2	-36	-3	-114	642	492

NOTE: The program counted condominium units as single family residences. This error was corrected in the 1982 program.



APPENDIX TABLE B Part 1

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1981

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Unite	Str.	Units
101	60	60													60	60
102	3	3													3	3
103	5	5													5	5
104	7	7													7	7
108	2	2													2	2
116	50	50													50	50
119	150	150													150	150
124	5	5													5	5
126	1	1													1	1
128	1	1													1	1
129	5	5													5	5
132	1	1													1	1
151	41	41													41	41
154			2	4											2	4
156	2	2													2	2
157	8	8													8	8
164	6	6													6	6
167	7	7													7	7
168	15	15													15	15
170	10	10													10	10
171	4	4													4	4
179			1	2											1	2
202	9	9													9	9
203	30	30													30	30
204	6	6													6	6
205	12	12													12	12
206					1	3									1	3
207	1	1													1	1
209			1	2											1	2
212	3	3													3	3
213	8	8	1	2											9	10
214	2	2													2	2
215	2	2													2	2
218	2	2	1	2											3	4
227	17	17	2	4											19	21
228	5	5	1	2	1	3									7	10
230	2	2													2	2
232	3	3													3	3
233					1	3									1	3
234	1	1													1	1
241	10	10													10	10
242	1	1	4	8											5	9
253	1	1													1	1
254	6	6	3	6	1	3									10	15
257	2	2													2	2
265	2	2													2	2
267	3	3													3	3
268	2	2													2	2
282	9	9													9	9
283	2	2	1	2					1	5					4	9
282	2	2													2	2
283	1	1													1	1
291	16	16													16	16
301	3	3													3	3
303	5	5	1	2											6	7
304	2	2													2	2
305	1	1													1	1
307	2	2													2	2
308	1	1													1	1
310	10	10	7	14											17	24
312	3	3													3	3
313	3	3													3	3
314	2	2													2	2
326			2	4											2	4
328	6	6													6	6
351			2	4											2	4
352	2	2			1	3									3	5
401	3	3													3	3
402	2	2			1	3									3	5
426			1	2											1	2
427	27	27	3	6											30	33
428	2	2													2	2

NOTE: The program counted condominium units as single family residences. This error was corrected in the 1982 program.

APPENDIX TABLE B Part 2

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1981

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
451	10	10	1	2											11	12
452	23	23			1	3									24	26
477	6	6	3	6											9	12
478	11	11	4	8											15	19
479	5	5													5	5
City Total	672	672	41	82	7	21	0	0	1	5	0	0	0	0	721	780

NOTE: The program counted condominium units as single family residences. This error was corrected in the 1982 program.

APPENDIX TABLE C Part 1

Housing Unit Demolition by Census Tract and structure type
San Francisco, 1961

Census Tract	Number of Structures and Units															
	Single	ily	2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	ts	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	1	1													1	1
107			1	2											1	2
124													1	66	1	66
128			1	2	1	3									2	5
129	2	2	1	2											3	4
130					1	3									1	3
135	1	1			1	3									2	4
151													1	23	1	23
153	2	2													2	2
154			1	2											1	2
156			1	2											1	2
157	1	1	1	2											2	3
162											2	36	1	25	3	61
170	1	1													1	1
178			1	2	1	3	1	4	1	6					4	15
210							1	4							1	4
211	1	1													1	1
214	1	1													1	1
216	2	2													2	2
227			1	2											1	2
230									1	5					1	5
231	1	1													1	1
255	1	1													1	1
260	1	1													1	1
302	3	3	1	2											4	5
303	1	1	1	2											2	3
311	1	1													1	1
312	1	1													1	1
351	1	1													1	1
352	1	1													1	1
401	1	1													1	1
426	1	1	1	2											2	3
427	2	2	1	2											3	4
428	1	1													1	1
451					2	6			1	5					3	11
477	5	5													5	5
478	6	6													6	6
479	4	4													4	4
605	1	1													1	1
606							7	28							7	28
City Total	44	44	12	24	6	18	9	36	3	16	2	36	3	114	79	288

APPENDIX TABLE D Part 1

CONDOMINIUM Units Certified Complete by Census Tract and Structure Type
San Francisco, 1981

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract To	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Un.
101	60	60													60	
102	3	3													3	
103	5	5													5	
104	7	7													7	
108	2	2													2	
116	50	50													50	
119	150	150													150	
124	5	5													5	
129	5	5													5	
151	41	41													41	
156	2	2													2	
157	8	8													8	
164	6	6													6	
167	7	7													7	
168	15	15													15	
170	10	10													10	
171	4	4													4	
202	9	9													9	
203	30	30													30	
204	5	5													5	
205	12	12													12	
212	2	2													2	
213	8	8													8	
214	2	2													2	
216	2	2													2	
227	17	17													17	
228	5	5													5	
328	6	6													6	
352	2	2													2	
401	3	3													3	
402	2	2													2	
427	27	27													27	
451	10	10													10	
452	23	23													23	
477	6	6													6	
478	11	11													11	
479	2	2													2	
City Total	564	564	0	0	0	0	0	0	0	0	0	0	0	0	564	

NOTE: The program counted condominium units as single family residences. This error was corrected in the 1982 program.

CITY PLANNING COMMISSION

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This report was researched and prepared by Roger Herrera. Computer processing and technical assistance was provided by Pete Groat, Data Systems Analyst. Janice King provided clerical assistance, and Clarence Lee completed the graphics.

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RESIDENCE

HOUSING INFORMATION SERIES

Changes in the San Francisco Housing Inventory 1983-1984

Department of City Planning

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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1983 and 1984

Hermann and Steiner Townhouses

Prepared by the San Francisco Department of City Planning

July 1985

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SUMMARY

1. New construction and demolition resulted in a citywide net increase of 1,167 residential units in 1983, and 711 residential units in 1984.

2. There was a dramatic increase of 1400 units certified complete in 1983. The greatest increase occurred in large condominium projects with 100 units or more.

3. Housing completions were at a more moderate level in 1984 with 790 units certified complete.

4. All available information indicates that San Francisco is facing a noteable increase in housing production compared to the slump in housing production from 1980 to 1982. The number of housing units authorized for construction in 1984 increased for the first time since 1980. This is an indicator that housing production increases will be sustained through 1985.

5. A large share of the housing units completed in 1983 and 1984 were produced in San Francisco Redevelopment Areas (SFRA) or with the assistance of the Mayor's Office of Housing and Economic Development (MOHED). In 1983, 61% of the 1400 units certified complete were in San Francisco Redevelopment Areas, and in 1984 41% of the 790 units certified complete were in SFRA or assisted by MOHED.

6. The areas with the most new housing units in 1983 and 1984 were in San Francisco Redevelopment Areas along Fillmore Street, Opera Plaza, and South Bayshore Area. Other areas with a substantial increase in residential units were the Richmond and the Northeast districts.

7. Demolitions accounted for a reduction of 233 units in 1983 and 43 units in 1984. All housing demolitions occurred as a result of private sector activity, with much of the demolition occurring in the Richmond and areas near the Downtown district.

I. INTRODUCTION

The Housing Information Series published by the Department of City Planning since 1967 analyzes the annual changes to San Francisco's housing stock resulting from the construction and demolition of housing units. The series describes annual trends for housing units authorized for construction by permits issued, housing units constructed and certified complete, housing units demolished, and the net change to the housing stock.

As in previous years, the Housing Information Series provides a consistent format for housing data. This is the 16th report of the series and it covers a two year period: 1983 and 1984. The report's data base has been expanded to include new information on housing units completed by non-profit development corporations, and the addition of a new table showing the number of bedrooms in new condominium projects. Table 11 has been deleted because there were no demolitions of hotels in 1983 and 1984.

This year's Housing Information Series (HIS) benefits from the acquisition of a new Hewlett Packard #9836 computer system. A new more versatile program has been developed for data imput, storage and retrival with improved capabilities for trend analysis, and future computer graphics and mapping options. (See note on the Automation of the Report, Appendix E, page 76.)

The HIS report contains a summary analysis by citywide, district, and regional findings. The data is illustrated by tables, maps, and graphs. The Appendix contains a listing of census tracts with annual changes to the housing stock. This year's report has a joint summary for 1983 and 1984 in Part II, III, and IV; the data for each of these years are in Part V and VI of the report.

The citywide findings section of the report analyzes the housing trends, and the district finding section describes the annual gain or loss of housing units by city districts. Additions to the housing stock are described in terms of single and multifamily buildings, number of bedrooms, condominium or rental status, and construction by private sector, redevelopment, or non-profit development corporations.

Residential demolition is analyzed in terms of public and private sector activity, number of units per building, and demolitions of hotel buildings.

The regional findings section of the report has information on the 9 county Bay Area region, trends, and annual number of housing units authorized for construction, single and multifamily construction, and estimated housing construction costs.

Data information for the Housing Information Series is derived from a number of sources, including: (1) the Department of Public Works (DPW) Bureau of Building Inspection site inspection cards for units certified complete or demolished; (2) Department of City Planning permit application

data cards and land use inventory volumes; (3) DPW Central Permit Bureau permit records; (4) DPW Engineering and Condominium Subdivision Office records of condominium applications; (5) City Assessors maps of condominium subdivisions; (6) San Francisco Redevelopment Agency annual summary of residential activity; (7) Mayor's Office of Housing and Economic Development summary of housing projects completed; (8) Security Pacific California construction trends report on regional housing production; and (9) the U.S. Department of Commerce Bureau of the Census statistics.

Golden Gateway Commons -- 155 Condominiums

HOUSING UNIT TRENDS - 1970 TO 1984

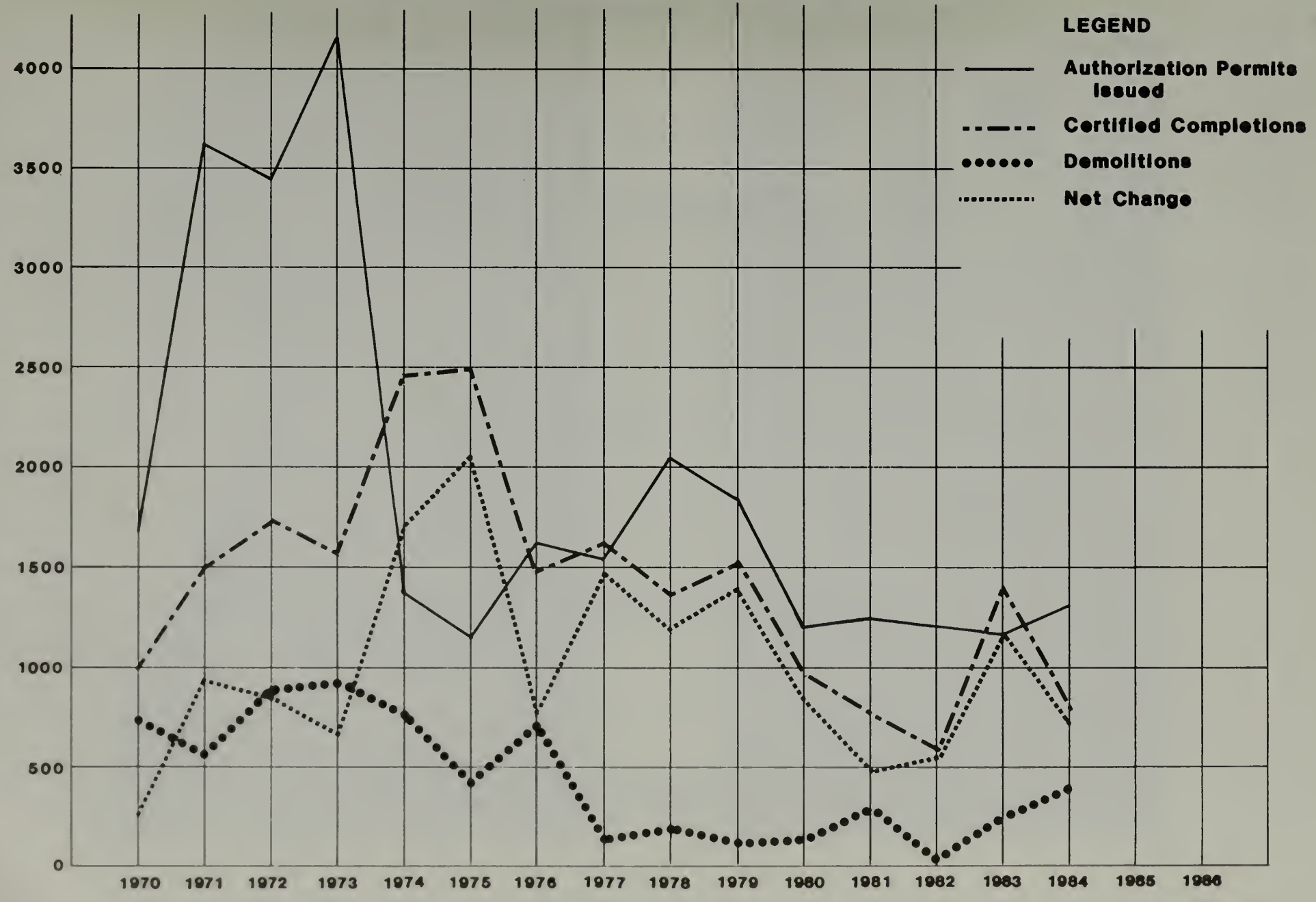


FIGURE 1 frl

Figure 2: Housing Unit Trends Figures - 1970-1984

Years	Units Certified Complete	Annual Net Change	Housing Units Demolished	Units Authorized for Construction
1984	790	711	79	1,313
1983	1,400	1,167	233	1,167
1982	589	547	42	1,215
1981	780	492	288	1,242
1980	980	852	128	1,202
1979	1,516	1,402	114	1,833
1978	1,375	1,201	174	2,045
1977	1,616	1,480	136	1,536
1976	1,480	773	707	1,622
1975	2,495	2,056	439	1,142
1974	2,454	1,680	774	1,386
1973	1,578	653	925	4,150
1972	1,713	850	869	3,439
1971	1,497	940	557	3,614
1970	990	260	730	1,671

II. CITYWIDE FINDINGS

Villa Dorado - 55 Condominiums

Parkview Heights - 120 Single Family Units

A. UNITS CERTIFIED COMPLETE -- There was an increase from the previous two year period.

The number of residential units certified* complete was 1400 units in 1983 and 790 in 1984. This is a yearly average of 1,095 units over this two-year period, about 400 units more per year than the previous two-year period which averaged 684 units per year.

The chart on page 3 shows a downward trend from 1980 to 1982 followed by an upward trend in 1983 and 1984. This trend in residential construction reflects national recession and expansion economic trends during this period.

The high number of units certified complete in 1983 was due in part to the completion of a number of large housing projects with more than 100 units per project which were under construction in 1982. These projects include 450 units at Opera Plaza, 323 units at Hunters Point Northridge Cooperative, 125 units at the Foremost McKesson site on Guerrero and 16th Street, 100 units at the Ocean Beach condominium project, and 52 units at the Golden Gateway project at Davis Street. These projects alone account for 925 units from a total of 1,400 certified units completed in 1983.

In 1984 there were not as many large housing projects certified completed, although there was an increase in the construction of single family units with the completion of 75 units at the Wisconsin Street project. Other projects completed in 1984 with more than 20 units included 101 units of elderly housing at 1055 Fillmore Street, 84 Section 8 rental units at 720 La Playa, 46 units at 720 Gough Street, 31 units at 1255 California Street, 36 units at 1830 Fillmore Street, 28 units at 1440 Broadway, 35 units at 1353 Post Street, 21 units at 885 Franklin Street, and 21 units at 1425 Vallejo Street. These projects accounted for 478 units from a total of 790 units completed in 1984.

Together, 1983 and 1984 represent an increase over the total number of housing units completed in 1981 and 1982.

B. PERMITS ISSUED -- There was a small increase in 1984 over the 1980 to 1983 average.

The number of residential units authorized** by the Department of Public Works for construction increased by about 100 units to 1,313 in 1984 from an average of 1,200 units per year since 1980. In 1983, 1,167 housing units were authorized for construction. The slight increase in 1984 reflects a positive outlook for new construction in 1985 and 1986.

---

* Units certified complete are housing units which have obtained a certificate of of completion from the Department of Public Works' Bureau of Building Inspection. These records do not include new housing construction which was not certified complete as of January 1984.

** Units authorized for construction are units which obtained building permits from the Department of Public Works' Central Permit Bureau.

The number of units authorized for construction has remained relatively stable at about 1,200 units per year from 1980 to 1984. This average is lower than the previous average of 1,750 units per year from 1976 to 1979.

As the chart on Figure 1 shows, there is a lag time of one to two years from when housing units are authorized for construction and when they are certified complete. An increase or decrease in the number of units authorized for construction is an indicator of future housing production.

C. PUBLIC SECTOR ACTIVITY -- The public sector played a major role in 1983 and 1984.

In 1983, 859 housing units were certified complete in San Francisco Redevelopment Areas. That is 61% of the 1,400 units certified completed that year. These projects included 450 units at Opera Plaza, 323 units at Hunters Point Northridge Cooperatives, and 52 units at the Golden Gateway project.

In 1982, the only major Housing Authority housing project certified complete was the 152 unit Mei Lun Yuen elderly and family rental project at 945 Sacramento.

In 1984, 158 housing units were certified complete in San Francisco Redevelopment Areas. That is 20% of the 790 units certified completed. These projects included 101 units of the Bethel Terrace elderly housing at 1055 Fillmore Street, 20 market rate condominiums at 1500 Steiner Street, and 52 condominiums in the Enville Project at 720 Gough Street.

An additional 163 units which were completed in 1984 with assistance from the Mayor's Office of Housing and Economic Development (MOHED). The price or rent of these units was reduced with the use of MOHED's 1982 Mortgage Revenue Bond Program, HUD Section 8 rental, Community Development Block Grant Site Acquisition Funds, or Office Housing Production Program in lieu fees. These projects include 70 single family units at the Wisconsin Street project, and 85 Section 8 rental units as part of the Ocean Beach Development. An additional 147 units were completed in 1982 at the Dolores Plaza condominiums. MOHED-assisted and SFRA housing accounted for 41% of the total number of units completed in 1984.

Average annual housing unit production by public action for the 1983-84 period was 695 units. This is an improvement from the previous average of 164 units during 1980 to 1982; from 1975 through 1979, the annual average was 424 units; this was preceded by an annual average of 1,081 units per year from 1972 to 1974.

D. CONDOMINIUM CONSTRUCTION -- The share of condominiums appears to be decreasing in 1984.

The share of condominium construction in 1983 was 65% (921 units) out of a total 1,400 units completed. In 1984, condominium construction accounted for 30% (243 units) out of a total of 790 units completed. A total of 1,164 condominiums were completed in 1983 and 1984. This was more than the previous

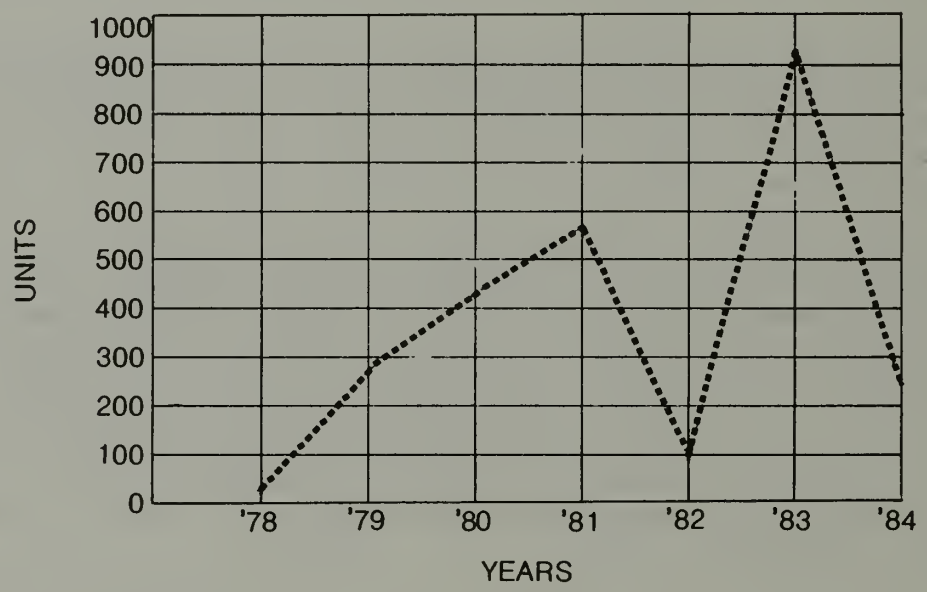
3 years total of 1,078, and shows a continuing annual high share of condominiums being built since 1980.

In 1984 a high percentage of publicly assisted rental projects and single family units were completed, including 101 units at SFRA's Bethel Terrace project, 85 units at the Ocean Beach Section 8 project, and the Parkview Heights single family project.

The total number of condominiums built yearly may be greater than accounted in the Annual Housing Inventory Report because not all the new multi unit buildings file for condominium subdivision in the same year that the project is completed. Sponsors may file for condominium subdivision after renting the units for one year or more. These units would not be counted as condominiums in the year they are certified complete.

The annual share of condominium construction has been: 2% in 1978, 18% in 1979, 43% in 1980, 72% in 1981, 15% in 1982, 65% in 1983, and 30% in 1984.

Figure 3: Condominium Construction Trends



E. SINGLE AND MULTI-UNIT CONSTRUCTION -- Multi-unit structures continue to dominate.

As in previous years, the majority of new housing in San Francisco is multi-unit building construction. Multi-unit buildings accounted for 93% of all units constructed in 1983, and 86% in 1984. Single family residential construction remained about 100 units in both 1983 and 1984. Large buildings with 20 units or more accounted for 50% of all the units completed in 1983, and 53% of the units completed in 1984. Medium density 5 to 19 unit buildings accounted for 32% in 1983, and 13% in 1984. Lower density 2 to 4 unit buildings accounted for 11% in 1983 and 18% in 1984. Single family units accounted for 6% in 1983 and 13% in 1984.

The completion of many single family units at the Parkview Heights project contributed to the relatively higher percentage of single family units in 1984.

F. UNITS BY BEDROOM COUNT -- The share of small units is increasing.

Residential units completed in 1983 contained 6 studios, 166 one bedroom units, 505 two bedroom units, 226 three bedroom units, and 103 four or more bedroom units. In 1984,completed residential units contained 12 studios, 312 one bedroom units, 269 two bedroom units, 135 three bedroom units, and 33 four or more bedroom units.

There was an overall increase in 1984 in the construction of one bedroom units as compared to two, three and four bedroom units. Table 16 ranks the 15 city districts by the size of the units built, ranging from studios to four or more bedrooms per unit.

G. DEMOLITION OF HOUSING -- Demolitions continue to average 150 units per year.

In 1983 and 1984 housing demolition averaged 157 units per year. This is about the same average of 165 units during 1981 and 1982. Demolitions have averaged about 150 units per year since 1977. Prior to 1977, housing demolitions averaged about 700 units per year.

Demolition of housing has fluctuated as follows: 128 units in 1980, 288 units in 1981, 42 units in 1982, 233 units in 1983, and 79 units in 1984.

Demolition by building type has also varied. Demolition of apartment buildings with 5 units or more increased in 1981 to 150 units, decreased to zero in 1982, climbed to 127 units in 1983, and decreased to 34 units in 1984. While the demolition of a few large apartment buildings may account for a high percentage of the units demolished in a given year, most residential demolition permits are for one and two unit buildings.

Demolitions in 1983 and 1984 accounted for a loss of 108 single family units, 42 units in buildings with 2 to 4 units, 20 units in buildings with 5 to 9 units, and 117 units in buildings with more than 10 units.

H. NET CHANGE TO THE HOUSING STOCK -- In two years (1983 and 1984) there was an addition of 1,878 units.

New construction minus demolitions provided a net addition of 1,167 residential units in 1983 and 711 in 1984 (Table 2). This amounted to an addition of 1,878 units to the housing stock during this 2 year period.

The San Francisco housing stock totaled 319,587 in 1984, with 34% single family, 11% 2 unit buildings, 11% 3 to 4 unit buildings, 11% 5 to 9 unit buildings, and 32% 10 or more unit buildings.

I. HOUSING INVENTORY ADJUSTMENT TO THE 1980 U.S. CENSUS -- There is a reduction of the City's total housing unit count due to the loss of residential hotel units and conversions over the decade.

The total housing stock figures for 1983 and 1984 in Table 2 were adjusted to the 1980 Census. The Housing Information Series is adjusted to the Census every decade. The 1980 census adjustment resulted in a reduction of about 6,000 units during the 10 year period from 1971 to 1980. The housing information report for 1980 had accounted for 322,185 units while the 1980 Census accounted for only 316,608. This difference is attributed in part to the loss of residential hotel units, and conversions to non-residential uses which are not accounted for in the Housing Information Series Reports, and statistical and accounting differences between the Housing Information Series and the U.S. Census figures.

An analysis of 1970 and 1980 Census show that about 3,320 units were lost in 1 room occupancy units most likely to be in residential hotels, and the balance were in 4 to 5 room occupancy units which are likely to have been converted to commercial use.

Figure 4: Citywide Housing Characteristics

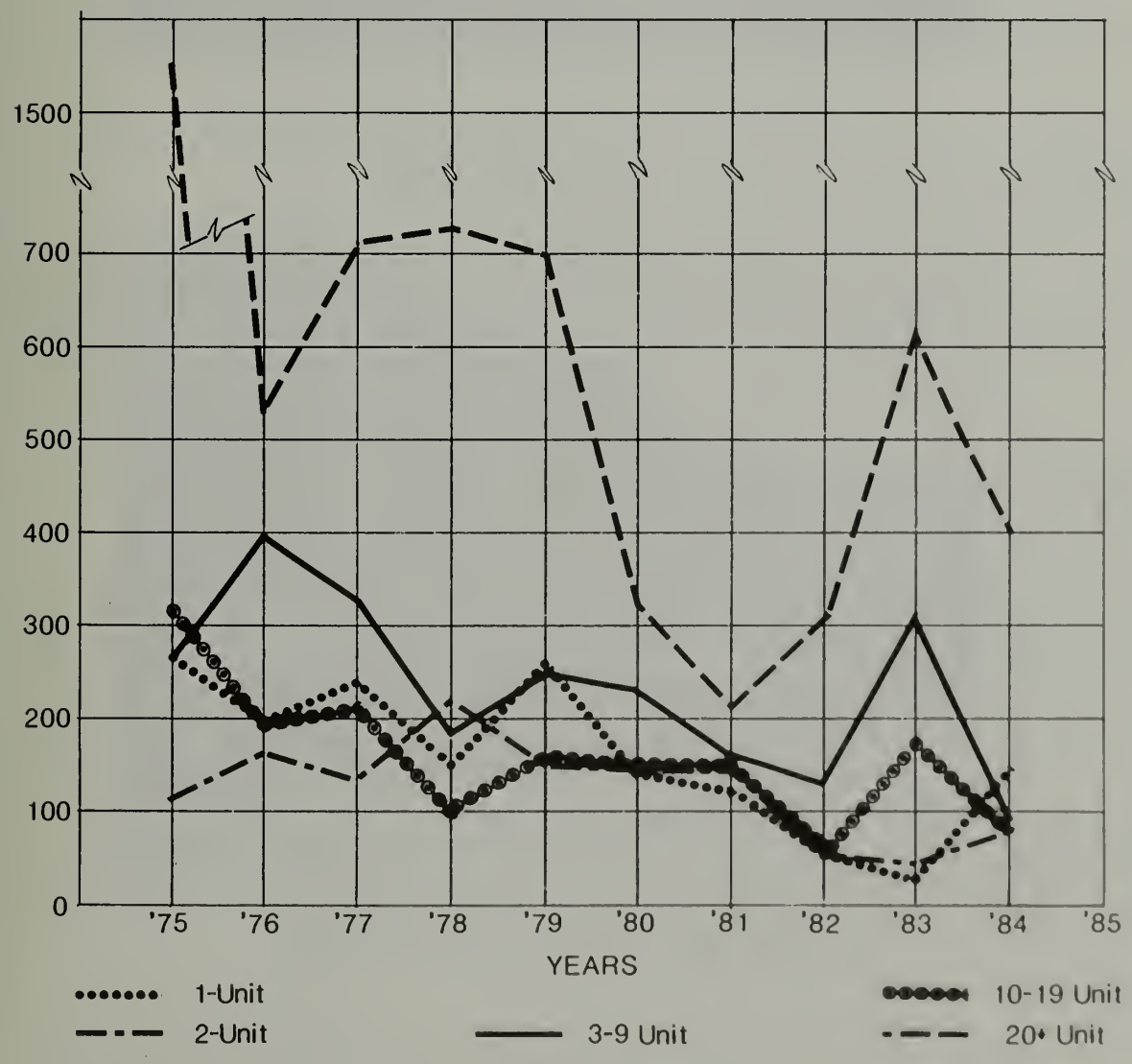
Total Housing Units 1984*	319,584
Structure Type*	
Single Family	34%
Two-Unit 11%	
Three-Four Unit	11%
Five-Nine Unit	11%
Ten Unit or more	32%
Unit Size**	
1-2 rooms	22%
3-4 rooms	36%
5 rooms	20%
6 or more rooms	21%
Tenure**	
Owner-occupied	33%
Renter occupied	66%

* Housing Information Series 1984 total adjusted to the 1980 U.S. Census.
** 1980 U.S. Census

Figure 5: NEW CONSTRUCTION BY UNIT TYPE BY YEAR 1975-1984

	Total(RP*)	1-Unit	2-Unit	3-9 Unit	10-19 Unit	20+ Unit
1975	2,495	264	110	266	314	1541
1976	1,480	196	162	393	197	531
1977	1,616	239	134	324	209	710
1978	1,375	150	216	183	100	726
1979	1,516	260	150	250	158	698
1980	980	141	142	230	147	320
1981	780	123	142	161	143	211
1982	589	50	56	129	50	304
1983	1,400	30	46	307	175	609
1984	790	144	76	92	77	401

Figure 6: New Construction by Unit Type by Year Chart 1975-1984



III. DISTRICT FINDINGS

The Amelia - 36 Condominiums

Divisadero Heights - 33 Condominiums

A. NEW RESIDENTIAL CONSTRUCTION AREAS: New Construction was concentrated in the Western Addition, Richmond, Northeast, Bayshore and Mission District.

Because of the volume of redevelopment projects, the Western Addition area of the City gained the most residential units in both 1983 and 1984 (Table 12). This is a change from previous years when the majority of new residential development occurred in the northeast sector of the City. In 1984 the Western Addition gained 240 new units, and in 1983 it gained 465 new units (Table 14). Most of this development concentrated along Filmore Street and in Opera Plaza.

As in previous years, the Richmond area continued to gain housing units through infill housing construction: 156 new units in 1984 and 149 units in 1983. The Richmond ranked second in 1984 and fourth in 1983 in the number of units completed compared to the 15 city districts analysed in this report. The northeast district ranked third with 115 units completed in 1984, and fourth in 1983 with 149 units completed.

Other high ranking areas were the South Bayshore Area with 333 new units in 1983, and the Mission with 154 new units in 1983.

B. DEMOLITION AREAS: The Western Addition, Richmond, Downtown, Northeast and South of Market Districts had the most demolitions.

The districts with the most demolitions were: the Western Addition with 24 units in 1984 and 20 units in 1983, the Richmond with 19 units in 1984 and 44 units in 1983, the Downtown with 37 units in 1983, the South of Market area with 20 units in 1983 and 10 units in 1984, and the Northeast area with 44 units in 1983 (Table 17).

C. CONDOMINIUM CONSTRUCTION AREAS: The Western Addition, Richmond, Northeast, Mission and Marina Districts were the most active for condominium construction.

Condominium construction in 1983 and 1984 was distributed primarily among the following four districts: Western Addition gained 471 condominiums in 1983 and 87 in 1984, the Northeast District gained 111 condominiums in 1984 and 62 in 1983, the Richmond gained 118 condominiums in 1983 and 16 in 1984, and the Mission gained 153 condominiums in 1983 (table 20). These four districts accounted for 87 percent of the condominiums built in 1983, and 88 percent of the condominiums built 1984.

Table 21 is a permanent new addition to the report showing condominium construction by district and structure type. This table shows that most new condominium construction is in major projects with 20 units or more.

D. CONSTRUCTION BY STRUCTURE TYPE: Small multiples (2-9 unit buildings) increased in the Richmond District.

Most single family unit construction in 1984 occurred in the eastern section of the City, including 66 units in Potrero Hill, 42 units in the South Bayshore Area, and 18 units in the South Central District (Table 13 and 15). In 1983 most single family unit construction occurred in the Inner Sunset with 28 units, South Central with 28 units, South Bayshore with 9 units, and Ingleside with 9 units.

In 1983 and 1984 the Richmond district ranked first in the number of new 2 to 4 unit buildings constructed. The Richmond also ranked first in the number of new 5 to 9 unit buildings constructed in 1984. In 1983, the South Bayshore and Northeast had the most construction of 5 to 9 unit buildings.

The Western Addition and Northeast ranked first in the construction of 10 to 19 unit buildings in 1984, and in 1983, the South Bayshore and Richmond Districts gained the most units in this category. The areas which gained the most large multi-unit buildings with 20 or more units were the Western Addition and the Richmond in both 1983 and 1984, followed by the Northeast, Mission, and South Bayshore District.

St. Francis Place - 400 Units Under Construction

IV. REGIONAL FINDINGS

Opera Plaza - 450 Condominiums

Enville - 51 Condominiums

A. BAY AREA ANNUAL TOTAL -- Regional residential permit activity increased by 100%.

San Francisco's share of permits issued in the 9 county bay area region dropped from 8% in 1981 and 1982 to 4% in 1983 and 1984. This was due to a major increase in the total number of units authorized for construction in the 9 county Bay Area region which rose from 15,412 units in 1982 to 29,126 in 1983 and 33,295 in 1984. The number of units authorized for construction in San Francisco remained stable at about 1,200 units per year with 1,167 units in 1983 and 1,313 units in 1984 (table 6)*.

As in previous years, in 1984, the following counties had the most number of units authorized for construction: Alameda with 7,601 units (22.8%), Santa Clara with 7,260 units (21.8%), Contra Costa with 6,417 (19.2%), and Sonoma with 5,028 units (15.1%). Together, these four counties accounted for 79% of the total number of units authorized for construction in the 9 county Bay Area region in 1984. Other counties which approved more housing units than San Francisco were San Mateo with 2,009 units and Solano with 1,988 units. Counties approving less housing units than San Francisco were Marin with 989 units and Napa with 690 units.

In 1983, Santa Clara authorized the most number of housing units with 25% of the 9 county Bay Area total, followed by Contra Costa with 22.5%, Alameda with 19.5%, and Sonoma with 12%. As in 1984, these four counties approved the most housing permits (79%) of the total 9 county bay area region.

B. RESIDENTIAL CONSTRUCTION BY STRUCTURE TYPE -- San Francisco produced a high share of the region's multi-unit buildings.

Permits for single family construction in the 9 county Bay Area region accounted for 60% in 1983, and 55% in 1984. Single family housing permits in San Francisco accounted for only .9% of the total number of single family housing permits issued in the 9 county Bay Area region in 1983 and 2.2% in 1984. As in previous years, San Francisco produced only a fraction of the 9 county Bay Area region's single family housing.

In the other hand, San Francisco continues to produce more than its share of the bay area region's multi-unit buildings. Permits for multi-unit buildings in San Francisco accounted for 8.3% of the total number of multi-unit buildings authorized for construction in the 9 county Bay Area in 1983, and 6% in 1984.

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* California Construction Trends, Research Department, Security Pacific National Bank.

DISTRICT CHANGES TO THE HOUSING STOCK
1983

FIGURE 7

DISTRICT CHANGES TO THE HOUSING STOCK
1984

FIGURE 8 frl

V.

1984
HOUSING DATA
MAPS AND TABLES

Silver View Terrace - 60 Single Family Units

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1984

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	95
1 to 4	23
5 to 9	13
10 to 24	8
25 to 122	9

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

HOUSING UNIT DEMOLITION · 1984

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	119
1 to 4	26
5 to 9	1
10 to 24	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

NET CHANGE IN NUMBER OF HOUSING UNITS · 1984

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 1 to Minus 5	16
0	81
Plus 1 to Plus 5	29
Plus 6 to Plus 25	13
Plus 26 to Plus 122	9

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

CONDOMINIUM COMPLETIONS · 1984

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	132
2 to 4	7
5 to 9	3
10 to 24	2
25 to 52	4

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1984

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	107	107
Two Units	34	68
Three Units	11	33
Four Units	8	32
5-9 Units	4	27
10-19 Units	4	67
20 or More	9	377
Total	177	711

TABLE 2

San Francisco Housing Stock,December, 1984

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110676	34.6
Two Units	35791	11.2
3 to 4 Units	34700	10.9
5 to 9 Units	36506	11.4
10 or More	101914	31.9
Total	319587	100.0

TABLE 3

Housing Units Certified Complete, 1984
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	144	65.5	144	18.2
Two Units	38	17.3	76	9.6
Three Units	11	5.0	33	4.2
Four Units	8	3.6	32	4.1
5-9 Units	4	1.8	27	3.4
10-19 Units	5	2.3	77	9.7
20 or More	10	4.5	401	50.8
Total	220	100.0	790	100.0

TABLE 4

Housing Units Certified Complete 1984
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	12	1.5
One Bedroom	312	39.5
Two Bedrooms	269	34.1
Three Bedrooms	135	17.1
Four or More	33	4.2
Not Known	31	3.9
Total	790	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1984

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Sector	465	58.9	44399153	63.7
Public Sector	325	41.1	25301210	36.3
Redevelopment Agcy	158	20.0	13586441	19.5
Housing Authority	0	0.0	0	0.0
Nonprofit Sponsor	0	0.0	0	0.0
MOHED	167	21.1	11714769	16.8
Citywide Total	790	100.0	69700363	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1984

County	Single Family	Multi Family	Total	Estimated $Cost *	% Single Family of Total
Alameda	3569	4032	7601	569809.0	47.0
Contra Costa	4162	2255	6417	408562.0	64.9
Marin	742	247	989	104594.0	75.0
Napa	372	318	690	60173.0	53.9
San Francisco	409	904	1313	188297.0	31.2
San Mateo	816	1193	2009	216814.0	40.6
Santa Clara	3789	3471	7260	537049.0	52.2
Solano	1306	682	1988	131571.0	65.7
Sonoma	2914	2114	5028	277607.0	58.0
Total	18079	15216	33295	2494476.0	54.3

* Estimated costs in 1,000's $
Source: 'Construction Reports' Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1984

	1984	1983	1982	1981	1980	1979	1978	1977	1975	1974
Total Bay Area	33295	29126	15412	16576	27852	33953	48284	46235	37663	25948
Total Bay Area Minus San Francisco	31982	27959	14197	15334	26650	32120	46239	44699	36041	24806
Total San Francisco	1313	1167	1215	1242	1202	1833	2045	1536	1622	1142
Multi Family Bay Area minus San Francisco	14312	11038	5535	5003	8495	7944	21278	11662	8219	5865
Multi Family San Francisco	904	1011	1065	1159	1012	1594	1818	1167	1310	866
Single Family Bay Area minus San Francisco	17670	16921	8662	10331	18155	24176	24961	33037	27822	18941
Single Family San Francisco	409	156	150	83	190	239	227	369	312	276

Source: Ibid 1974- 1984

TABLE 8

Housing Unit Demolitions 1984

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	37	86.0	37	46.8
Two Units	4	9.3	8	10.1
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	1	2.3	10	12.7
20 or More	1	2.3	24	30.4
Total	43	100.0	79	100.0

TABLE 9

Demolitions by Public Action by Structure Type , 1984

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Units	0	0.0	0	0.0
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1974 - 1984

Year	Total Units Demolished	Demolished asd a Result of Public Action	Public Action as Percent of Total
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
Total	3114	1583	50.8

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	240	33.8
2	1	Richmond	137	19.3
3	3	Northeast	111	15.6
4	9	South of Market	61	8.6
5	10	South Bayshore	42	5.9
6	7	Central	34	4.8
7	15	Outer Sunset	34	4.8
8	12	South Central	24	3.4
9	6	Buena Vista	11	1.5
10	14	Inner Sunset	8	1.1
11	11	Bernal Heights	6	.8
12	2	Marina	5	.7
13	4	Downtown	0	0.0
14	13	Ingleside	0	0.0
15	8	Mission	-2	-.3
Total			711	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1984

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	66	Richmond	50	Richmond	18	Western Addition	27	Western Addition	213
2	South Bayshore	42	Central	18	Outer Sunset	9	Northeast	18	Richmond	84
3	South Central	14	Northeast	15	Marina	0	Central	17	Northeast	80
4	Buena Vista	7	South Central	10	Northeast	0	Outer Sunset	15	Marina	0
5	Bernal Heights	2	Inner Sunset	9	Downtown	0	Richmond	0	Downtown	0
6	Outer Sunset	2	Outer Sunset	8	Western Addition	0	Marina	0	Buena Vista	0
7	Downtown	0	Marina	6	Buena Vista	0	Downtown	0	Central	0
8	Western Addition	0	Ingleside	6	Central	0	Buena Vista	0	Mission	0
9	Mission	0	South of Market	5	Mission	0	Mission	0	South of Market	0
10	Marina	-1	Buena Vista	4	South of Market	0	South Bayshore	0	South Bayshore	0
11	Central	-1	Bernal Heights	4	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	Inner Sunset	-1	Downtown	0	Bernal Heights	0	South Central	0	South Central	0
13	Northeast	-2	Western Addition	0	South Central	0	Ingleside	0	Ingleside	0
14	Ingleside	-6	South Bayshore	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	Richmond	-15	Mission	-2	Inner Sunset	0	South of Market	-10	Outer Sunset	0
Total		107		133		27		67		377

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	264	33.4
2	1	Richmond	156	19.7
3	3	Northeast	115	14.6
4	9	South of Market	71	9.0
5	10	South Bayshore	42	5.3
6	7	Central	37	4.7
7	15	Outer Sunset	36	4.6
8	12	South Central	28	3.5
9	6	Buena Vista	11	1.4
10	14	Inner Sunset	10	1.3
11	2	Marina	7	.9
12	13	Ingleside	7	.9
13	11	Bernal Heights	6	.8
14	4	Downtown	0	0.0
15	8	Mission	0	0.0
Total			790	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1984

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	66	Richmond	54	Richmond	18	Western Addition	27	Western Addition	237
2	South Bayshore	42	Central	18	Outer Sunset	9	Northeast	18	Richmond	84
3	South Central	18	Northeast	17	Marina	0	Central	17	Northeast	80
4	Buena Vista	7	South Central	10	Northeast	0	Outer Sunset	15	Marina	0
5	Outer Sunset	4	Inner Sunset	9	Downtown	0	Richmond	0	Downtown	0
6	Central	2	Outer Sunset	8	Western Addition	0	Marina	0	Buena Vista	0
7	Bernal Heights	2	Marina	6	Buena Vista	0	Downtown	0	Central	0
8	Marina	1	Ingleside	6	Central	0	Buena Vista	0	Mission	0
9	Ingleside	1	South of Market	5	Mission	0	Mission	0	South of Market	0
10	Inner Sunset	1	Buena Vista	4	South of Market	0	South of Market	0	South Bayshore	0
11	Richmond	0	Bernal Heights	4	South Bayshore	0	South Bayshore	0	Bernal Heights	0
12	Northeast	0	Downtown	0	Bernal Heights	0	Bernal Heights	0	South Central	0
13	Downtown	0	Western Addition	0	South Central	0	South Central	0	Ingleside	0
14	Western Addition	0	Mission	0	Ingleside	0	Ingleside	0	Inner Sunset	0
15	Mission	0	South Bayshore	0	Inner Sunset	0	Inner Sunset	0	Outer Sunset	0
Total		144		141		27		77		401

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1984

	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Western Addition	9	Western Addition	204	Richmond	82	South of Market	36	Richmond	11
2	Central	3	Northeast	52	Northeast	58	Richmond	35	South Central	9
3	Richmond	0	Richmond	26	Western Addition	51	South Bayshore	27	Outer Sunset	8
4	Marina	0	Central	15	Central	17	South Central	10	Inner Sunset	2
5	Northeast	0	Outer Sunset	11	South Bayshore	17	Inner Sunset	7	Marina	1
6	Downtown	0	South Central	2	Outer Sunset	13	Northeast	4	Northeast	1
7	Buena Vista	0	Buena Vista	1	South of Market	8	Ingleside	4	Buena Vista	1
8	Mission	0	Ingleside	1	South Central	7	Marina	3	Downtown	0
9	South of Market	0	Marina	0	Buena Vista	6	Buena Vista	3	Western Addition	0
10	South Bayshore	0	Downtown	0	Bernal Heights	4	Outer Sunset	3	Central	0
11	Bernal Heights	0	Mission	0	Marina	3	Bernal Heights	2	Mission	0
12	South Central	0	South of Market	0	Ingleside	2	Central	1	South of Market	0
13	Ingleside	0	South Bayshore	0	Inner Sunset	1	Downtown	0	South Bayshore	0
14	Inner Sunset	0	Bernal Heights	0	Downtown	0	Western Addition	0	Bernal Heights	0
15	Outer Sunset	0	Inner Sunset	0	Mission	0	Mission	0	Ingleside	0
Total		12		312		269		135		33

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	24	30.4
2	1	Richmond	19	24.1
3	9	South of Market	10	12.7
4	13	Ingleside	7	8.9
5	3	Northeast	4	5.1
6	12	South Central	4	5.1
7	7	Central	3	3.8
8	2	Marina	2	2.5
9	8	Mission	2	2.5
10	14	Inner Sunset	2	2.5
11	15	Outer Sunset	2	2.5
12	4	Downtown	0	0.0
13	6	Buena Vista	0	0.0
14	10	South Bayshore	0	0.0
15	11	Bernal Heights	0	0.0
Total			79	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1984

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	15	Richmond	4	Richmond	0	South of Market	10	Western Addition	24
2	Ingleside	7	Northeast	2	Marina	0	Richmond	0	Richmond	0
3	South Central	4	Mission	2	Northeast	0	Marina	0	Marina	0
4	Central	3	Marina	0	Downtown	0	Northeast	0	Northeast	0
5	Marina	2	Downtown	0	Western Addition	0	Downtown	0	Downtown	0
6	Northeast	2	Western Addition	0	Buena Vista	0	Western Addition	0	Buena Vista	0
7	Inner Sunset	2	Buena Vista	0	Central	0	Buena Vista	0	Central	0
8	Outer Sunset	2	Central	0	Mission	0	Central	0	Mission	0
9	Downtown	0	South of Market	0	South of Market	0	Mission	0	South of Market	0
10	Western Addition	0	South Bayshore	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Buena Vista	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Mission	0	South Central	0	South Central	0	South Central	0	South Central	0
13	South of Market	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
14	South Bayshore	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Bernal Heights	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total			37		8		0	10		24

TABLE 19
Planning District Trends, 1980 1984

Planning District	Completions Number	%	Demolitions Number	%	Net Change
1 Richmond	713	15.6	144	19.2	569
2 Marina	99	2.2	64	8.5	35
3 Northeast	845	18.5	59	7.9	786
4 Downtown	60	1.3	123	16.4	-63
5 Western Addition	868	19.0	129	17.2	739
6 Buena Vista	116	2.5	2	.3	114
7 Central	270	5.9	17	2.3	253
8 Mission	336	7.4	34	4.5	302
9 South of Market	181	4.0	60	8.0	121
10 South Bayshore	434	9.5	18	2.4	416
11 Bernal Heights	88	1.9	7	.9	81
12 South Central	230	5.0	55	7.3	175
13 Ingleside	119	2.6	12	1.6	107
14 Inner Sunset	145	3.2	17	2.3	128
15 Outer Sunset	67	1.5	8	1.1	59
Total	4571	100.0	749	100.0	3822

Table 19A

Annual Net Change for Planning Districts 1974- 1984

Planning District	Annual Net Change										
	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974
Richmond	137	105	44	87	190	53	92	147	67	70	113
Marina	5	21	-5	9	4	13	35	176	-1	154	256
Northeast	111	22	276	274	103	66	217	403	195	132	50
Downtown	0	-57	0	-60	54	-6	0	33	0	0	0
Western Addition	240	465	11	-55	78	285	197	136	32	305	681
Buena Vista	11	30	4	35	31	11	3	21	9	3	-33
Central	34	15	69	40	93	201	58	104	98	385	128
Mission	-2	151	31	18	103	59	44	37	26	9	8
South of Market	61	-5	16	31	-14	271	35	2	-29	-22	243
South Bayshore	42	317	26	16	14	34	235	131	-14	-246	-202
Bernal Heights	6	9	17	26	23	22	33	29	41	17	4
South Central	24	25	18	18	88	135	95	157	64	171	70
Ingleside	0	15	13	37	41	84	51	63	51	830	121
Inner Sunset	8	51	22	4	42	159	80	21	187	162	175
Outer Sunset	34	3	5	12	2	15	26	20	47	86	66
Total	711	1167	547	492	852	1402	1201	1480	773	2056	1680

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change
1970- 1984

Year	Completions	Demolition	Net Change
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-84 Cumulative Count	21336	6189	15264

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1984

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	3	Northeast	111	45.7
2	5	Western Addition	87	35.8
3	1	Richmond	16	6.6
4	7	Central	10	4.1
5	15	Outer Sunset	9	3.7
6	2	Marina	6	2.5
7	6	Buena Vista	2	.8
8	9	South of Market	2	.8
9	4	Downtown	0	0.0
10	8	Mission	0	0.0
11	10	South Bayshore	0	0.0
12	11	Bernal Heights	0	0.0
13	12	South Central	0	0.0
14	13	Ingleside	0	0.0
15	14	Inner Sunset	0	0.0
Total			243	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1984

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Northeast	13	Richmond	13	Western Addition	27	Northeast	80
2	Marina	0	Central	10	Outer Sunset	9	Northeast	18	Western Addition	60
3	Northeast	0	Marina	6	Marina	0	Richmond	0	Richmond	0
4	Downtown	0	Richmond	3	Northeast	0	Marina	0	Marina	0
5	Western Addition	0	Buena Vista	2	Downtown	0	Downtown	0	Downtown	0
6	Buena Vista	0	South of Market	2	Western Addition	0	Buena Vista	0	Buena Vista	0
7	Central	0	Downtown	0	Buena Vista	0	Central	0	Central	0
8	Mission	0	Western Addition	0	Central	0	Mission	0	Mission	0
9	South of Market	0	Mission	0	Mission	0	South of Market	0	South of Market	0
10	South Bayshore	0	South Bayshore	0	South of Market	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	Bernal Heights	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	South Central	0	Bernal Heights	0	South Central	0	South Central	0
13	Ingleside	0	Ingleside	0	South Central	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Inner Sunset	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		36		22		45		140

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1984
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
102	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
103	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
104	0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18
107	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
108	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
109	0	0	0	0	1	3	0	0	0	0	0	0	2	49	3	52
114	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
119	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
127	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
130	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
151	0	0	0	0	0	0	0	0	0	0	0	0	1	35	1	35
152	0	0	0	0	0	0	0	0	0	0	0	0	1	36	1	36
154	-1	-1	0	0	1	3	0	0	1	5	0	0	0	0	1	7
159	0	0	0	0	0	0	0	0	0	0	0	0	0	-4	0	-4
160	0	0	0	0	0	0	0	0	0	0	2	27	1	24	3	51
161	0	0	0	0	0	0	0	0	0	0	0	0	2	122	2	122
168	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
170	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
171	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
201	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
203	-1	-1	0	0	2	6	0	0	0	0	0	0	0	0	1	5
204	1	1	2	4	0	0	0	0	0	0	1	17	0	0	4	22
205	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
211	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
212	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
214	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
215	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
227	66	66	1	2	1	3	0	0	0	0	-1	-10	0	0	67	61
230	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
231	37	37	0	0	0	0	0	0	0	0	0	0	0	0	37	37
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
258	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
259	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
261	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
263	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
264	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
30101	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1984
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
302	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
303	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
308	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
311	-5	-5	0	0	0	0	0	0	0	0	0	0	0	0	-5	-5
312	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
313	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
314	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
326	-2	-2	3	6	0	0	0	0	0	0	0	0	0	0	1	4
328	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
330	1	1	0	0	0	0	0	0	1	9	0	0	0	0	2	10
332	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
351	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
353	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
401	-1	-1	0	0	0	0	0	0	2	13	0	0	0	0	1	12
402	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
426	-2	-2	2	4	1	3	0	0	0	0	0	0	0	0	1	5
427	-4	-4	0	0	2	6	0	0	0	0	0	0	0	0	-2	2
451	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
452	-1	-1	3	6	1	3	0	0	0	0	0	0	0	0	3	8
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
478	-3	-3	3	6	0	0	0	0	0	0	0	0	0	0	0	3
479	-2	-2	2	4	0	0	0	0	0	0	0	0	1	84	1	86
TOTALS	107	107	34	68	11	33	8	32	4	27	4	67	9	377	177	711

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1984
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
103	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
104	0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18
108	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
109	0	0	0	0	1	3	0	0	0	0	0	0	2	49	3	52
119	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
151	0	0	0	0	0	0	0	0	0	0	0	0	1	35	1	35
152	0	0	0	0	0	0	0	0	0	0	0	0	1	36	1	36
154	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
159	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
160	0	0	0	0	0	0	0	0	0	0	2	27	1	24	3	51
161	0	0	0	0	0	0	0	0	0	0	0	0	2	122	2	122
168	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
170	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
171	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
203	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
204	1	1	2	4	0	0	0	0	0	0	1	17	0	0	4	22
205	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
211	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
214	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
227	66	66	1	2	1	3	0	0	0	0	0	0	0	0	68	71
230	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
231	37	37	0	0	0	0	0	0	0	0	0	0	0	0	37	37
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
258	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
259	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
260	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
261	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
264	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
302	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
303	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
312	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
314	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
326	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
328	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
330	1	1	0	0	0	0	0	0	1	9	0	0	0	0	2	10
351	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
353	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1984
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
401	0	0	0	0	0	0	0	0	2	13	0	0	0	0	2	13
402	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
426	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
427	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
451	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
452	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477	0	0	6	12	0	0	0	0	0	0	0	0	0	0	6	12
478	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
479	0	0	2	4	0	0	0	0	0	0	0	0	1	84	3	88
TOTALS	144	144	38	76	11	33	8	32	4	27	5	77	10	401	220	790

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1984
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
107	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
114	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
127	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
130	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
154	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
159	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
201	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
203	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
212	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
215	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
259	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
263	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
30101	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
313	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
326	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
332	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
401	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
427	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
451	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
452	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
477	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
478	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
479	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
TOTALS	37	37	4	8	0	0	0	0	0	0	1	10	1	24	43	79

APPENDIX TABLE D

Condominium Units Certified Complete by Census Tract and Structure Type
San Francisco, 1984
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
103	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
104	0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18
109	0	0	0	0	1	3	0	0	0	0	0	0	2	49	3	52
119	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
152	0	0	0	0	0	0	0	0	0	0	0	0	1	36	1	36
154	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
160	0	0	0	0	0	0	0	0	0	0	2	27	1	24	3	51
171	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
203	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
205	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
227	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
330	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
401	0	0	0	0	0	0	0	0	2	13	0	0	0	0	2	13
TOTALS	0	0	6	12	4	12	3	12	3	22	3	45	5	140	24	243

VI.

1983
HOUSING DATA
MAPS AND TABLES

Northridge Cooperative Homes - 301 Units

HOUSING UNIT CONSTRUCTION COMPLETIONS ·1983

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	100
1 to 4	23
5 to 9	10
10 to 24	9
25 to 150	3
151 to 450	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

HOUSING UNIT DEMOLITION · 1983

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	107
1 to 4	28
5 to 9	7
10 to 24	4
25 to 150	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

NET CHANGE IN NUMBER OF HOUSING UNITS ·1983

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 6 to Minus 61	6
Minus 1 to Minus 5	18
0	83
Plus 1 to Plus 5	24
Plus 6 to Plus 25	11
Plus 26 to Plus 150	3
Plus 151 Up to 450	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1983

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	30	30
Two Units	23	46
Three Units	11	33
Four Units	11	44
5-9 Units	30	230
10-19 Units	13	175
20 or More	7	609
Total	125	1167

TABLE 2

San Francisco Housing Stock,December, 1983

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110569	34.7
Two Units	35723	11.2
3 to 4 Units	34635	10.9
5 to 9 Units	36479	11.4
10 or More	101470	31.8
Total	318876	100.0

TABLE 3

Housing Units Certified Complete, 1983
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	91	44.0	91	6.5
Two Units	32	15.5	64	4.6
Three Units	14	6.8	42	3.0
Four Units	13	6.3	52	3.7
5-9 Units	33	15.9	250	17.9
10-19 Units	15	7.2	201	14.4
20 or More	9	4.3	700	50.0
Total	207	100.0	1400	100.0

TABLE 4

Housing Units Certified Complete 1983
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	6	.4
One Bedroom	166	11.9
Two Bedrooms	505	36.1
Three Bedrooms	226	16.1
Four or More	103	7.4
Not Known	393	28.1
Total	1400	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1983

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Sector	541	38.6	49075396	30.6
Public Sector	859	61.4	111350884	69.4
Redevelopment Agcy	859	61.4	111350884	69.4
Housing Authority	0	0.0	0	0.0
Nonprofit Sponsor	0	0.0	0	0.0
MOHED	0	0.0	0	0.0
Citywide Total	1400	100.0	160426280	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1983

County	Single Family	Multi Family	Total	Estimated $Cost *	% Single Family of Total
Alameda	3695	1998	5693	470501.0	64.9
Contra Costa	4588	1968	6556	432288.0	69.9
Marin	363	464	827	107804.0	43.8
Napa	523	315	838	72441.0	62.4
San Frabcisco	156	1011	1167	175188.0	13.4
San Mateo	677	434	1111	103774.0	60.9
Santa Clara	2968	4337	7305	497493.0	40.6
Solano	1374	746	2120	133466.0	64.8
Sonoma	2743	776	3519	218547.0	77.9
Total	17077	12049	29126	2271562.0	58.6

* Estimated costs in 1,000's $

Source: 'Construction Reports' Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1983

	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974
Total Bay Area	29126	15412	16576	27852	33953	48284	46235	37663	25948	26116
Total Bay Area Minus San Francisco	27959	14197	15334	26650	32120	46239	44699	36041	24806	24730
Total San Francisco	1167	1215	1242	1202	1833	2045	1536	1622	1142	1386
Multi Family Bay Area minus San Francisco	11038	5535	5003	8495	7944	21278	11662	8219	5865	7664
Multi Family San Francisco	1011	1065	1159	1012	1594	1818	1167	1310	866	1163
Single Family Bay Area minus San Francisco	16921	8662	10331	18155	24176	24961	33037	27822	18941	17066
Single Family San Francisco	156	150	83	190	239	227	369	312	276	223

Source: Ibid 1974- 1983

TABLE 8

Housing Unit Demolitions 1983

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	61	74.4	61	26.2
Two Units	9	11.0	18	7.7
Three Units	3	3.7	9	3.9
Four Units	2	2.4	8	3.4
5-9 Units	3	3.7	20	8.6
10-19 Units	2	2.4	26	11.2
20 or More	2	2.4	91	39.1
Total	82	100.0	233	100.0

TABLE 9

Demolitions by Public Action by Structure Type , 1983

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Units	0	0.0	0	0.0
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1973 - 1983

Year	Total Units Demolished	Demolished asd a Result of Public Action	Public Action as Percent of Total
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
Total	3960	2230	56.

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	465	39.8
2	10	South Bayshore	317	27.2
3	8	Mission	151	12.9
4	1	Richmond	105	9.0
5	14	Inner Sunset	51	4.4
6	6	Buena Vista	30	2.6
7	12	South Central	25	2.1
8	3	Northeast	22	1.9
9	2	Marina	21	1.8
10	7	Central	15	1.3
11	13	Ingleside	15	1.3
12	11	Bernal Heights	9	.8
13	15	Outer Sunset	3	.3
14	9	South of Market	-5	-.4
15	4	Downtown	-57	-4.9
Total			1167	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1983

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Sunset	27	Richmond	32	South Bayshore	150	South Bayshore	86	Western Addition	450
2	South Central	23	South Bayshore	32	Northeast	29	Mission	34	Richmond	110
3	Ingleside	9	Buena Vista	25	Mission	23	Northeast	26	Mission	96
4	Buena Vista	5	Inner Sunset	16	Central	18	Marina	17	South Bayshore	44
5	South Bayshore	5	South of Market	14	Western Addition	9	Western Addition	12	Marina	0
6	Bernal Heights	5	Northeast	5	Inner Sunset	8	Richmond	0	Buena Vista	0
7	Marina	0	Bernal Heights	4	Marina	7	Downtown	0	Central	0
8	Western Addition	0	Outer Sunset	4	Ingleside	6	Buena Vista	0	South of Market	0
9	Mission	0	South Central	2	Downtown	0	Central	0	Bernal Heights	0
10	Outer Sunset	-1	Downtown	0	Buena Vista	0	South of Market	0	South Central	0
11	Northeast	-2	Central	0	Bernal Heights	0	Bernal Heights	0	Ingleside	0
12	Downtown	-2	Ingleside	0	South Central	0	South Central	0	Inner Sunset	0
13	Central	-3	Mission	-2	Outer Sunset	0	Ingleside	0	Outer Sunset	0
14	South of Market	-4	Marina	-3	Richmond	-5	Inner Sunset	0	Northeast	-36
15	Richmond	-32	Western Addition	-6	South of Market	-15	Outer Sunset	0	Downtown	-55
Total		30		123		230		175		609

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	485	34.6
2	10	South Bayshore	333	23.8
3	8	Mission	154	11.0
4	1	Richmond	149	10.6
5	3	Northeast	62	4.4
6	14	Inner Sunset	54	3.9
7	12	South Central	32	2.3
8	2	Marina	30	2.1
9	6	Buena Vista	30	2.1
10	7	Central	21	1.5
11	9	South of Market	19	1.4
12	13	Ingleside	15	1.1
13	11	Bernal Heights	10	.7
14	15	Outer Sunset	6	.4
15	4	Downtown	0	0.0
Total			1400	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1983

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	28	Richmond	38	South Bayshore	150	South Bayshore	98	Western Addition	450
2	Inner Sunset	28	South Bayshore	32	Northeast	29	Mission	34	Richmond	110
3	South Bayshore	9	Buena Vista	25	Mission	23	Northeast	26	Mission	9c
4	Ingleside	9	South of Market	18	Central	18	Western Addition	26	South Bayshore	44
5	Bernal Heights	6	Inner Sunset	18	Western Addition	9	Marina	17	Marina	0
6	Buena Vista	5	Northeast	7	Inner Sunset	8	Richmond	0	Northeast	0
7	Marina	2	Outer Sunset	6	Marina	7	Downtown	0	Downtown	0
8	Richmond	1	Marina	4	Ingleside	6	Buena Vista	0	Buena Vista	0
9	Central	1	Bernal Heights	4	Richmond	0	Central	0	Central	0
10	Mission	1	South Central	4	Downtown	0	South of Market	0	South of Market	0
11	South of Market	1	Central	2	Buena Vista	0	Bernal Heights	0	Bernal Heights	0
12	Northeast	0	Downtown	0	South of Market	0	South Central	0	South Central	0
13	Downtown	0	Western Addition	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Western Addition	0	Mission	0	South Central	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		91		158		250		201		700

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1983

	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Marina	4	Western Addition	96	Western Addition	311	South Bayshore	75	South Bayshore	48
2	South Central	2	South Bayshore	55	South Bayshore	105	Western Addition	51	Inner Sunset	17
3	Richmond	0	Marina	6	Buena Vista	23	Inner Sunset	23	Western Addition	13
4	Northeast	0	Richmond	4	Central	13	South Central	18	South Central	12
5	Downtown	0	South of Market	2	Richmond	12	Richmond	13	Richmond	7
6	Western Addition	0	Inner Sunset	2	Inner Sunset	12	Central	8	Marina	2
7	Buena Vista	0	Buena Vista	1	Marina	11	South of Market	8	Ingleside	2
8	Central	0	Northeast	0	Ingleside	6	Marina	7	Mission	1
9	Mission	0	Downtown	0	South of Market	5	Ingleside	7	Bernal Heights	1
10	South of Market	0	Central	0	Northeast	3	Bernal Heights	6	Northeast	0
11	South Bayshore	0	Mission	0	Bernal Heights	3	Buena Vista	5	Downtown	0
12	Bernal Heights	0	Bernal Heights	0	Outer Sunset	1	Outer Sunset	5	Buena Vista	0
13	Ingleside	0	South Central	0	Downtown	0	Northeast	0	Central	0
14	Inner Sunset	0	Ingleside	0	Mission	0	Downtown	0	South of Market	0
15	Outer Sunset	0	Outer Sunset	0	South Central	0	Mission	0	Outer Sunset	0
Total		6		166		505		226		103

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	4	Downtown	57	24.5
2	1	Richmond	44	18.9
3	3	Northeast	40	17.2
4	9	South of Market	24	10.3
5	5	Western Addition	20	8.6
6	10	South Bayshore	16	6.9
7	2	Marina	9	3.9
8	12	South Central	7	3.0
9	7	Central	6	2.6
10	8	Mission	3	1.3
11	14	Inner Sunset	3	1.3
12	15	Outer Sunset	3	1.3
13	11	Bernal Heights	1	.4
14	6	Buena Vista	0	0.0
15	13	Ingleside	0	0.0
Total			233	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1983

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	33	Marina	7	South of Market	15	Western Addition	14	Downtown	55
2	South of Market	5	Richmond	6	Richmond	5	South Bayshore	12	Northeast	36
3	South Central	5	Western Addition	6	Marina	0	Richmond	0	Richmond	0
4	Central	4	South of Market	4	Northeast	0	Marina	0	Marina	0
5	South Bayshore	4	Northeast	2	Downtown	0	Northeast	0	Western Addition	0
6	Marina	2	Central	2	Western Addition	0	Downtown	0	Buena Vista	0
7	Northeast	2	Mission	2	Buena Vista	0	Buena Vista	0	Central	0
8	Downtown	2	South Central	2	Central	0	Central	0	Mission	0
9	Mission	1	Inner Sunset	2	Mission	0	Mission	0	South of Market	0
10	Bernal Heights	1	Outer Sunset	2	South Bayshore	0	South of Market	0	South Bayshore	0
11	Inner Sunset	1	Downtown	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Outer Sunset	1	Buena Vista	0	South Central	0	South Central	0	South Central	0
13	Western Addition	0	South Bayshore	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Buena Vista	0	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Ingleside	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		61		35		20		26		91

TABLE 19
Planning District Trends, 1980 1983

Planning District	Completions Number	%	Demolitions Number	%	Net Change
1 Richmond	557	14.7	125	18.7	432
2 Marina	92	2.4	62	9.3	30
3 Northeast	730	19.3	55	8.2	675
4 Downtown	60	1.6	123	18.4	-63
5 Western Addition	604	16.0	105	15.7	499
6 Buena Vista	105	2.8	2	.3	103
7 Central	233	6.2	14	2.1	219
8 Mission	336	8.9	32	4.8	304
9 South of Market	110	2.9	50	7.5	60
10 South Bayshore	392	10.4	18	2.7	374
11 Bernal Heights	82	2.2	7	1.0	75
12 South Central	202	5.3	51	7.6	151
13 Inglesside	112	3.0	5	.7	107
14 Inner Sunset	135	3.6	15	2.2	120
15 Outer Sunset	31	.8	6	.9	25
Total	3781	100.0	670	100.0	3111

Table 19A

Annual Net Change for Planning Districts 1973- 1983

Planning District	Annual Net Change										
	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973
Richmond	105	44	87	190	53	92	147	67	70	113	237
Marina	21	-5	9	4	13	35	176	-1	154	256	56
Northeast	22	276	274	103	66	217	403	195	132	50	108
Downtown	-57	0	-60	54	-6	0	33	0	0	0	-1
Western Addition	463	11	-55	78	285	197	136	32	305	681	-353
Buena Vista	30	4	35	31	11	3	21	9	3	-33	-34
Central	15	69	40	93	201	58	104	98	385	128	525
Mission	151	31	18	103	59	44	37	26	9	8	116
South of Market	-5	16	31	-14	271	35	2	-29	-22	243	-50
South Bayshore	317	26	16	14	34	235	131	-14	-246	-202	-75
Bernal Heights	9	17	26	23	22	33	29	41	17	4	7
South Central	25	16	18	88	135	95	157	64	171	70	58
Ingleside	15	13	37	41	84	51	63	51	830	121	2
Inner Sunset	51	22	4	42	159	80	21	187	162	175	17
Outer Sunset	3	5	12	2	15	26	20	47	86	60	40
Total	1167	547	492	852	1402	1201	1480	773	2056	1680	653

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change
1970- 1983

Year	Completions	Demolition	Net Change
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940
1970	990	730	260
70-83 Cumulative Count	20546	6110	14436

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1983

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	471	51.1
2	8	Mission	153	16.6
3	1	Richmond	118	12.8
4	3	Northeast	62	6.7
5	2	Marina	28	3.0
6	6	Buena Vista	25	2.7
7	7	Central	20	2.2
8	9	South of Market	18	2.0
9	14	Inner Sunset	16	1.7
10	13	Ingleside	6	.7
11	11	Bernal Heights	4	.4
12	4	Downtown	0	0.0
13	10	South Bayshore	0	0.0
14	12	South Central	0	0.0
15	15	Outer Sunset	0	0.0
Total			921	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1983

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Buena Vista	25	Northeast	29	Mission	34	Western Addition	450
2	Marina	0	South of Market	18	Mission	23	Northeast	26	Richmond	110
3	Northeast	0	Richmond	8	Central	18	Marina	17	Mission	96
4	Downtown	0	Inner Sunset	8	Western Addition	9	Western Addition	12	Marina	0
5	Western Addition	0	Northeast	7	Inner Sunset	8	Richmond	0	Northeast	0
6	Buena Vista	0	Marina	4	Marina	7	Downtown	0	Downtown	0
7	Central	0	Bernal Heights	4	Ingleside	6	Buena Vista	0	Buena Vista	0
8	Mission	0	Central	2	Richmond	0	Central	0	Central	0
9	South of Market	0	Downtown	0	Downtown	0	South of Market	0	South of Market	0
10	South Bayshore	0	Western Addition	0	Buena Vista	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	Mission	0	South of Market	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	South Bayshore	0	South Bayshore	0	South Central	0	South Central	0
13	Ingleside	0	South Central	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Ingleside	0	South Central	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		76		100		89		656

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1983
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
103	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
104	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
108	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
109	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
111	0	0	0	0	0	0	0	0	0	0	0	0	-1	-36	-1	-36
116	0	0	0	0	0	0	1	4	3	22	2	26	0	0	6	52
123	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
125	0	0	0	0	0	0	0	0	0	0	0	0	-1	-55	-1	-55
126	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
131	0	0	0	0	-1	-3	-1	-4	0	0	0	0	0	0	-2	-7
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
134	-1	-1	0	0	0	0	0	0	0	0	1	17	0	0	0	16
154	0	0	0	0	0	0	0	0	-1	-5	0	0	0	0	-1	-5
158	0	0	0	0	-1	-3	0	0	1	9	1	12	0	0	1	18
160	0	0	0	0	0	0	0	0	0	0	0	0	1	450	1	450
163	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
167	3	3	0	0	0	0	1	4	0	0	0	0	0	0	4	7
168	2	2	0	0	7	21	0	0	0	0	0	0	0	0	9	23
178	-1	-1	0	0	0	0	-1	-4	-1	-6	0	0	0	0	-3	-11
180	-1	-1	0	0	0	0	0	0	-1	-9	0	0	0	0	-2	-10
202	0	0	0	0	0	0	0	0	3	23	2	34	4	96	9	153
204	-1	-1	1	2	0	0	0	0	3	18	0	0	0	0	3	19
212	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
215	-2	-2	-1	-2	0	0	0	0	0	0	0	0	0	0	-3	-4
216	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	-2	-2	9	18	0	0	0	0	0	0	0	0	0	0	7	16
229	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
230	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
231	7	7	0	0	0	0	8	32	19	150	8	98	2	44	44	331
233	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
234	0	0	0	0	0	0	0	0	0	0	-1	-12	0	0	-1	-12
251	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
252	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
254	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
259	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
260	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
261	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
263	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1983
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
264	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
302	1	1	1	2	0	0	2	8	1	8	0	0	0	0	5	19
303	25	25	3	6	0	0	0	0	0	0	0	0	0	0	28	31
304	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
309	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
310	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
326	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
327	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
352	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
401	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
402	-1	-1	2	4	0	0	0	0	0	0	0	0	0	0	1	3
426	-5	-5	1	2	0	0	0	0	0	0	0	0	0	0	-4	-3
427	-8	-8	0	0	2	6	0	0	0	0	0	0	0	0	-6	-2
452	-2	-2	-1	-2	1	3	0	0	0	0	0	0	0	0	-2	-1
476	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
477	-6	-6	1	2	2	6	1	4	0	0	0	0	0	0	-2	6
478	-4	-4	1	2	1	3	0	0	0	0	0	0	0	0	-2	1
479	-4	-4	0	0	0	0	0	0	0	0	0	0	2	110	-2	106
TOTALS	30	30	23	46	11	33	11	44	30	230	13	175	7	609	125	1167

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1983
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
108	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
109	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
116	0	0	0	0	0	0	1	4	3	22	2	26	0	0	6	52
126	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
134	0	0	0	0	0	0	0	0	0	0	1	17	0	0	1	17
155	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
158	0	0	0	0	0	0	0	0	1	9	1	12	0	0	2	21
160	0	0	0	0	0	0	0	0	0	0	0	0	1	450	1	450
167	3	3	0	0	0	0	1	4	0	0	0	0	0	0	4	7
168	2	2	0	0	7	21	0	0	0	0	0	0	0	0	9	23
202	0	0	0	0	0	0	0	0	3	23	2	34	4	96	9	153
204	0	0	1	2	0	0	0	0	3	18	0	0	0	0	4	20
210	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
216	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	1	1	9	18	0	0	0	0	0	0	0	0	0	0	10	19
230	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231	7	7	0	0	0	0	8	32	19	150	8	98	2	44	44	331
251	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
252	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
254	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
259	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
260	5	5	2	4	0	0	0	0	0	0	0	0	0	0	7	9
261	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
264	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
302	1	1	1	2	0	0	2	8	1	8	0	0	0	0	5	19
303	26	26	4	8	0	0	0	0	0	0	0	0	0	0	30	34
304	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
309	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
310	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
326	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
352	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
402	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
426	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
427	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1983
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
452	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
477	0	0	1	2	2	6	1	4	0	0	0	0	0	0	4	12
478	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
479	0	0	0	0	0	0	0	0	0	0	0	0	2	110	2	110
610	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTALS	91	91	32	64	14	42	13	52	33	250	15	201	9	700	207	1400

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1983
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
103	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
104	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
111	0	0	0	0	0	0	0	0	0	0	0	0	1	36	1	36
123	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
125	0	0	0	0	0	0	0	0	0	0	0	0	1	55	1	55
129	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
131	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
134	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
154	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
155	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
158	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
163	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
178	1	1	0	0	0	0	1	4	1	6	0	0	0	0	3	11
180	1	1	0	0	0	0	0	0	1	9	0	0	0	0	2	10
204	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
210	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
212	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
215	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
227	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
229	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
230	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
252	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
264	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
327	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
352	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
401	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
402	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426	5	5	2	4	0	0	0	0	0	0	0	0	0	0	7	9
427	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
452	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
476	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
477	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
478	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
479	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
610	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTALS	61	61	9	18	3	9	2	8	3	20	2	26	2	91	82	233

APPENDIX TABLE D

Condominium Units Certified Complete by Census Tract and Structure Type
San Francisco, 1983
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
108	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
109	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
116	0	0	0	0	0	0	1	4	3	22	2	26	0	0	6	52
126	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
133	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
134	0	0	0	0	0	0	0	0	0	0	1	17	0	0	1	17
158	0	0	0	0	0	0	0	0	1	9	1	12	0	0	2	21
160	0	0	0	0	0	0	0	0	0	0	0	0	1	450	1	450
167	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
168	0	0	0	0	7	21	0	0	0	0	0	0	0	0	7	21
202	0	0	0	0	0	0	0	0	3	23	2	34	4	96	9	153
204	0	0	1	2	0	0	0	0	3	18	0	0	0	0	4	20
227	0	0	9	18	0	0	0	0	0	0	0	0	0	0	9	18
251	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
302	0	0	0	0	0	0	2	8	1	8	0	0	0	0	3	16
311	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
427	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
478	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
479	0	0	0	0	0	0	0	0	0	0	0	0	2	110	2	110
TOTALS	0	0	15	30	10	30	4	16	14	100	6	89	7	656	56	921

APPENDIX E

A NOTE ON THE AUTOMATION OF THE HOUSING INVENTORY REPORT

The Housing Inventory report offers a rare opportunity to compare not only pre-automation production of a report with its computer generated version, in terms of time and cost savings, but allows comparison between first and later generation machines in their performance.

Until 1976, the annual report was entirely produced by hand. The tabulation of the data, once collected, required, in itself, an estimated three person months to prepare the draft versions of the tables. These, then, had to be typed and proof-read, a process requiring three person weeks of clerical time. In all, manual preparation of the tables included in the report required, including the collection of data, approximately four to five months. Given the difficulties that manual tabulation presented, few new ways to present the data were considered, and changes to the format of the report were not encouraged. Furthermore, the data was not available for any further process of interpretation without extensive manual processing.

In 1976, the Department acquired its first desk-top computer, a Hewlett-Packard 9830 system. Although not a micro-processer based machine, it was considered the state-of-the-art in the area between advanced calculators and mini-computers. For the first time, computing services became available to the Department in an accessible and flexible form. Until this machine arrived, any request for computing services was necessarily referred to the complex and cumbersome process of the centralized systems development of City Hall's EDP services. This process, time consuming and costly, was, for budgetary reasons, usually unavailable for projects such as the Housing Inventory report. (In fact, when the request for the new equipment was being heard by the EDP Priorities Committee, the predecessor of EISPC, it was supported by Director of Data Processing Henry Nanjo as being the most effective means for research oriented computing to proceed.)

By comparison with its successor, the first computer was indeed primitive. It possessed a very small memory for both programs and data (16,000 bytes or 8,000 words) and was a challenge to program. Nevertheless, the first report to be computerized was the Housing Inventory report in 1977. Although memory limitations restricted the way in which the data was stored (and made it difficult to use in subsequent applications), the report was fully committed to the computer and for the first time, except for the entry of data, all tabulation and printing operations were automated.

The time required for tabulation and printing of the report was reduced dramatically. Entering data for the year required about a person week. Once in, the data was processed into tabular form and the tables were printed as desired. However, each table required attention from an operator because of the printing medium used, a typewriter specially fitted for and connected to the computer. Special paper had to be used for the large appendix tables and then they had to be reduced for reproduction by the City Hall Reproduction Bureau. All told, the time necessary to produce the tabulation was approximately four hours. This reduction amounted to a virtual sixteen fold

reduction in the time required (640 person hours, moderate estimate) for the manual method. Even given the investment in programming time, the reduction in person hours was redeemed in the first year of operation. The system produced all reports from 1975 through 1982, a total of eight reports.

In 1981 the HP9830 system was declared obsolete, and a replacement had to be found by 1984. The decision to continue with HP systems was based on the excellent performance of the system to be replaced and of the familiarity of the staff with HP operating systems and language, as well as the possibility of transferring earlier data files to the newer system. In February, 1984, a new HP9836 system was installed. In power, it greatly exceeded the older system. For example, the memory available to the user, a measure of capacity, was increased from 16,000 bytes to nearly 300,000 bytes, a nearly eighteen fold factor. This permitted a radical restructuring of the information stored for the housing inventory report and a much more versatile use of the data. A new printer eliminated the need for paper handling, present with the prior system.

Although data entry remains the slowest part of the process, unchanged from the earlier system, the tables are now produced in about twenty-five minutes, and no special intervention is necessary for their reproduction.

While the factor of time reduction from the first to the second generation computer is not as dramatic as the transition from manual to computer, it is still an appreciable eightfold factor. Furthermore, the operator need not be present while the tables are being produced. A further advantage of the new system is the availability of the data in "image" form (the form in which the data appears on the original source material) which allows even greater opportunities for extracting further information from the raw source, impossible to do in the manual system, and difficult in the first generation computer. Thus, future housing inventory reports may contain additional tables reflecting even greater use of available information. The speed of production will now permit housing inventory reports to be available as soon as data entry is completed. The computer also possesses graphic capabilities not available in the earlier system which will be explored for graphic presentation and mapping purposes in future reports. It is possible that all graphs, charts and maps may be produced directly from the data entered in the machine without the intervention of specialized staff.

We are also in the process of seeking to computerize more of our data gathering functions. Presently, our data on units certified complete and demolitions is obtained manually from the Bureau of Building Inspection (BBI) inspector job cards. We would like to obtain this information directly from BBI computer files. A programming proposal for 1985-86 funding has been prepared for this purpose.

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Changes in the San Francisco Housing Inventory ◆◆◆◆ 1985

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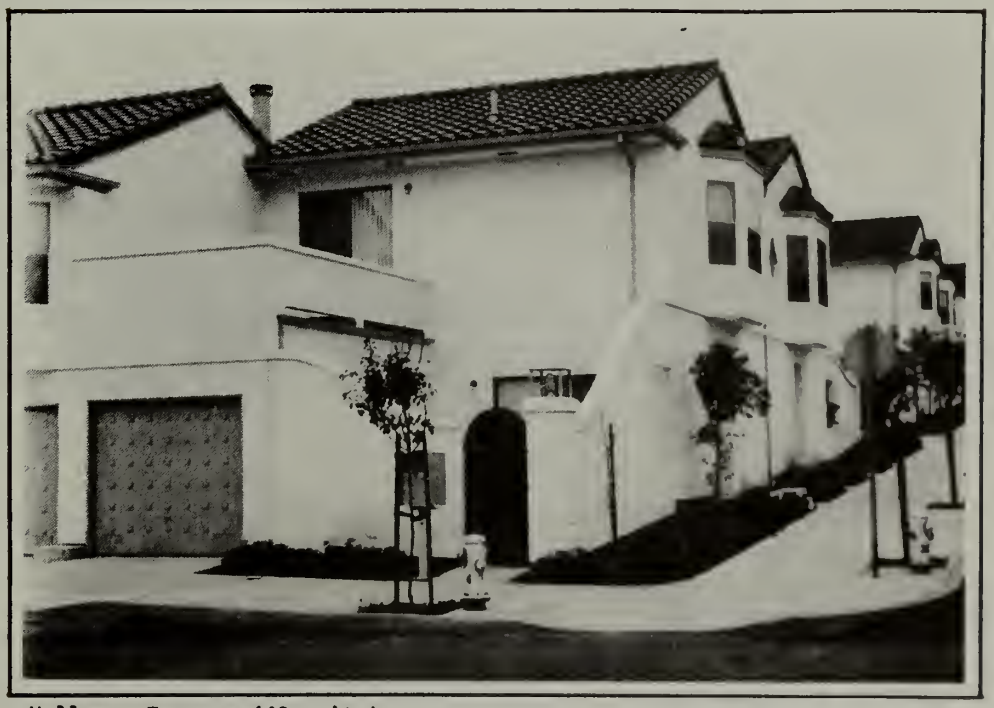

Holloway Terrace (42 units)

Prepared by the San Francisco Department of City Planning

August 1986

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PART 1.

ANNUAL HOUSING SUMMARY

1860 Ellis at Scott (60 units)

355 Buena Vista East (136 units)

Ocean Ave. & Keystone Way (36 units)

551 3rd ave. (2 units)

SUMMARY

All indications of housing production were up in 1985, with increases in residential units completed, units approved, units under construction, and units under permit review.

San Francisco housing units certified complete continued to increase in 1985 to a high of 1,568. San Francisco's overall housing inventory of 321,050 units gained approximately half of one percent.

Units authorized for construction also continued to increase but not as dramatically as units certified complete. The number of units authorized for construction increased in 1985 to 1,479 units from 1,313 in 1984.

Units certified complete since 1980 have ebbed and surged cyclically with interest rates while units authorized for construction remain relatively stable and increased slightly in 1984 and 1985. An increase of both indicators in 1985 reflect higher levels of housing production in the City.

As in previous years, most of the units completed in 1985 were in multi-unit buildings. Of the 1,568 units completed in 1985, 51 percent were in buildings with 20 units or more, 22 percent in buildings with 10 to 19 units, 17 percent were in buildings with two to four units, and 8 percent were single family units.

After deducting the 105 units demolished and 36 units legally converted in 1985, there was a net unit gain of 1,427 housing units citywide.

A number of districts experienced a loss of single family units and a gain in multi-unit buildings. In district rank order, these were the Richmond, Northeast, Outer Sunset, and Marina. In the Richmond, there were 134 units completed and 44 units demolished which resulted in a net gain of 90 units and a net loss of 34 single family units. The districts which gained the most in single family housing were the South Bayshore, South Central, Central, and Mission.

The districts gaining 100 units or more were the Western Addition, 463 units; the Buena Vista, 150 units; Ingleside, 146 units; Richmond, 134 units; Northeast, 127 units; South of Market, 102 units, and the Downtown, 102 units.

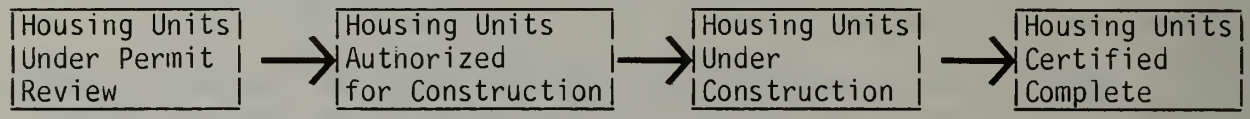
Public sector activity played a major role in increasing housing production in 1985. Approximately 59% of the units completed were in San Francisco Redevelopment areas, were units developed by non profit corporations, or were financed with assistance from the Mayor's Office of Housing and Economic Development. Elderly units produced by public sector activity accounted for about 30 percent of the total number of units completed in 1985.

The 9 county Bay Area region increased in housing units authorized for construction by 21 percent from 1984 for an annual total of 40,501 in 1985. San Francisco's share of the Bay Area total was 1,479, with most of the growth occurring in Santa Clara, Contra Costa, Alameda, and Sonoma counties with larger reserves of undeveloped land.

INTRODUCTION

The Housing Information Series (H.I.S.) reports on housing trends and changes to San Francisco's housing stock. This is the 17th annual report of the series. The housing information series began in 1960 and follows a consistent data format for comparison with previous years.

This report details housing production in terms of units certified complete, supplemented with information on units authorized for construction, units under permit review and units under construction. These indicators focuse on different stages of housing production as shown below:


Housing Units Under Permit Review
Housing Units Authorized for Construction
Housing Units Under Construction
Housing Units Certified Complete

The report analyzes housing units certified complete in terms of public and private sector housing activity, single and multi-unit nousing, unit sizes, condominium and rental units, major projects, city subdistrict housing changes, units demolished, net change to the housing stock, and annual housing trends. Units authorized for construction are reported in terms of single and multi-unit housing for San Francisco and the Bay Area.

Over the years, the report has been supplemented with new information tables and graphs. This years report provides information on units legally converted to non-residential use, and conversions to residential use.

This report is organized into two parts. Part I contains a summary descriptive analysis with graphics and maps which illustrate citywide and subdistrict housing changes, and Bay Area 9 county housing trends. Part II contains the data section including citywide tables 1, 2, 3, 4, 5, 9, 10, 19b, district tables 12, 13, 14, 15, 16, 17, 18, 19, 19a, 20, 21, regional tables 6, 7, and census tract listings in Appendix A, B, C, and D.

The Housing Information Series has been used for monitoring residential activity in the City, estimating future housing trends, and evaluating housing policies and housing market trends.

Data for the Housing Information Series have been compiled from a number of sources including the Department of Public works Bureau of Building Inspection, Central Permit Bureau, Division of Apartments and Hotel Inspection, Department of City Planning, City Assessors and Condominium Subdivision Office, San Francisco Redevelopment Agency, Mayor's Office of Housing and Economic Development, Security Pacific Bank California Construction Trends Report, and the U.S. Department of Commerce Bureau of the Census statistics reports.

The data provided are from records from various agencies which in some cases may be incomplete. To the extent possible the data have been field checked and represent the best estimates of housing production in the City.

A. CITYWIDE HOUSING TRENDS

Figure 1: Housing Unit Trends Totals - 1970-1985

Years	Units Certified Complete	Annual Net Change	Housing Units Demolished	Units Authorized for Construction
1985	1,568	1,463	105	1,479
1984	790	711	79	1,313
1983	1,400	1,167	233	1,167
1982	589	547	42	1,215
1981	780	492	288	1,242
1980	980	852	128	1,202
1979	1,516	1,402	114	1,833
1978	1,375	1,201	174	2,045
1977	1,616	1,480	136	1,536
1976	1,480	773	707	1,622
1975	2,495	2,056	439	1,142
1974	2,454	1,680	774	1,386
1973	1,578	653	925	4,150
1972	1,713	850	869	3,439
1971	1,497	940	557	3,614
1970	990	260	730	1,671

HOUSING TRENDS - 1970 TO 1985

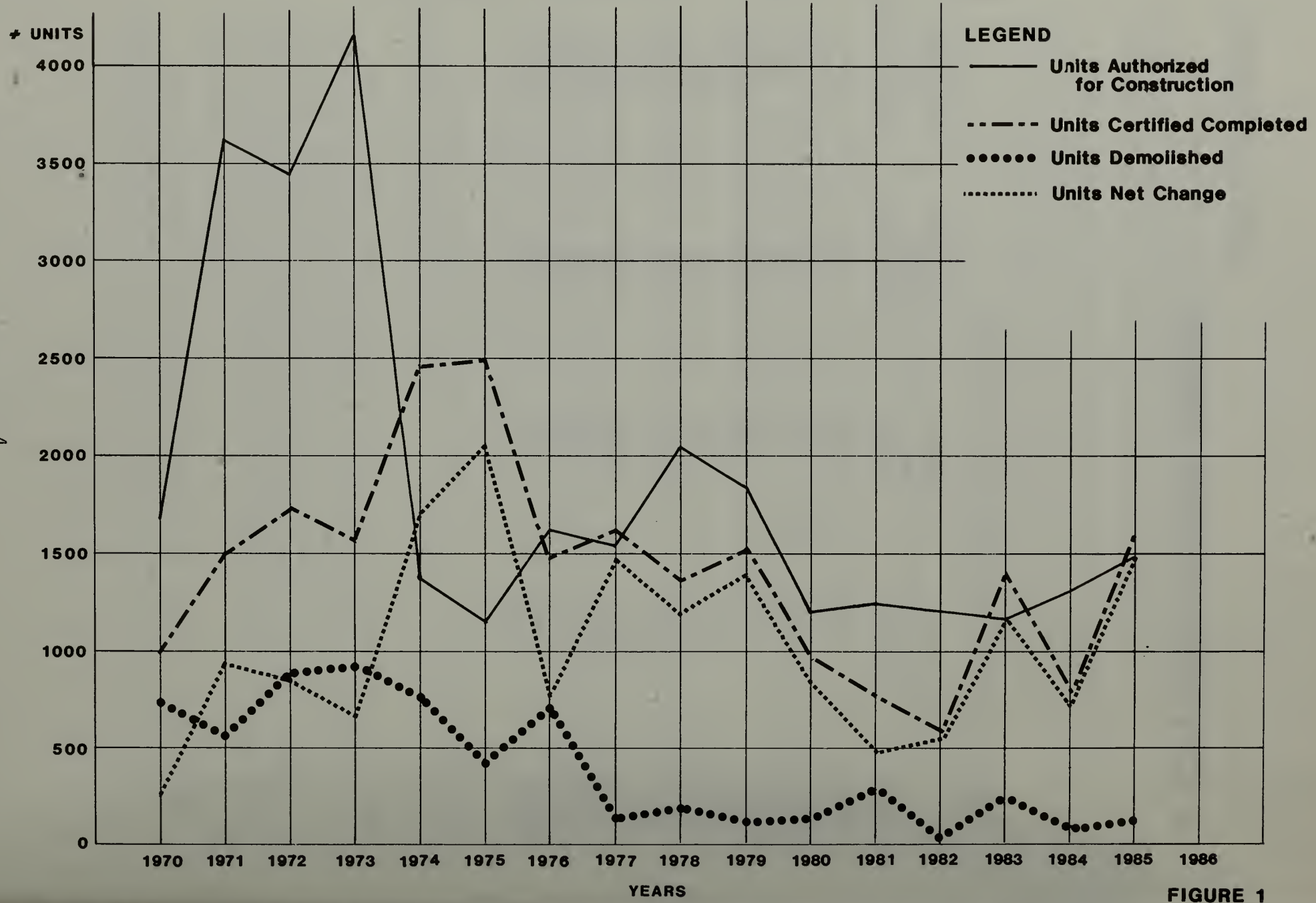


FIGURE 1

This section discusses citywide housing trends and changes in terms of units certified complete*, units authorized for construction**, public sector housing, units demolished or converted, unit types and sizes, and net change to the housing stock.

a) UNITS CERTIFIED COMPLETE -- Increased to 1,568 units for a 3-year average of 1,252

Residential units Certified Complete by San Francisco's Department of Public Works Bureau of Building Inspection in 1985 increased to 1,568 from 790 in 1984, and 1,400 in 1983. The 3-year average from 1983 to 1985 is 1,252. This is a major increase from the previous 3-year average of 783 units per year, an increase of 469 units per year. Since 1983 there has been an overall increase in the number of new housing units under construction and available for occupancy.

The housing trend chart on page 4 shows a peak in housing production in 1974 and 1975 when about 2,500 units were certified complete annually, followed by a downward trend to an all-time low of 580 units in 1982. In 1983 there was a reversal in the trend with a major increase in 1983 to 1,400 units, followed by 790 units in 1984, and another major increase in 1985 to 1,568 units certified complete.

In 1985, as in 1983, a number of large multi-unit residential development projects were certified complete. Large multi-unit projects are responsible for housing increase in 1983 and 1985. Multi-unit projects completed in 1985 included: elderly housing projects, non-profit residential projects, and conversions of institutional facilities to residential use.

Elderly projects completed included: 101 units at 427 O'Farrell, 150 units at 350 Baker, 51 units at 1725 Fillmore, 91 units at 321 Clementina, and 45 units at 1711 Oakdale Street. Major residential conversion from institutional use included 136 condominium units at 355 Buena Vista East, and 150 elderly units at 350 Baker Street. Other major projects completed included: 68 condominiums at 2040 Sutter Street, 85 units at 828 Franklin Street, 42 units at Ingleside Terrace, 46 units at Dorado Terrace, 60 units at Scott and O'Farrell, 28 units at 16th Street and Hoff Street, 32 units at Silverview Terrace, 36 units at Ocean Avenue and Keystone Way, 12 units at Monterey Boulevard, 15 units at 1205 14th Avenue, and 13 units at 1200 Clayton Street. These projects accounted for 1,005 units of the 1,568 units certified complete in 1985.

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* Units certified complete are housing units which have obtained a certificate of completion from the Department of Public Works' Bureau of Building Inspection. These records do not include housing construction which was not certified complete as of January 1984.

** Units authorized for construction are units which were approved for construction by the Department of Public Works' Central Permit Bureau.

b) PROJECTS UNDER CONSTRUCTION - - Over 1,700 units under construction in 1985

A number of large multi-unit projects were under construction in 1985. These projects included: 242 units at 1700 California and Van Ness, 200 units at 870 O'Farrell and Polk, 245 units at 1200 Van Ness at Post, 24 units at 159 Jackson and Polk, 100 units at 54 McAllister, 89 units at 440 Turk Street, 130 units at 2100 Army and Folsom, 304 units at 2000 Post, and 410 units at St. Francis Place at 3rd and Folsom Streets. These projects account for 1,744 units under construction in 1985. Many of these projects will be completed in 1986.

1700 California at Van Ness (242 units)

159 Jackson at Polk (24 units)

1200 Van Ness at Post (245 units)

870 O'Farrell at Polk (200 units)

c) PERMITS ISSUED - Continue to increase to a high of 1,479 residential units.

San Francisco's Central Permit Bureau authorized 1,479 residential units for construction in 1985. This was the highest number of authorized for construction since 1979 when 1,833 units were authorized, and an increase of 166 units from 1984. Some of the major projects approved included: 316 units at 66 Howard (Rincon Center), 128 units at 200 Lombard, 130 units at Army and Folsom, 89 units at 440 Turk St., 76 units at 111 Chestnut, 69 units at 1500 Sutter, 42 units at 1945 Washington. These projects account for 850 units of the 1,479 units authorized for construction in 1985.

d) UNITS UNDER REVIEW -- Constitute a high level of activity.

In addition, there has also been an increase in the number of housing units under City Planning review. In the spring of 1986 there were approximately 3,500 residential units under formal review by the Department of City Planning, and an additional 4,000 residential units under formal review by San Francisco's Redevelopment Agency. The high volume of units under review and under construction should sustain recent increases in housing production.

54 McAllister Street (100 units)

e) PUBLIC SECTOR ACTIVITY -- Plays a major role in new housing construction.

Public and private sector activity in housing production is shown in Table 5. Since 1983 there has been a major increase in public sector activity in housing production. Public sector housing activity includes those housing projects which were constructed in San Francisco Redevelopment areas, Housing Authority projects, nonprofit sponsor projects, and other private projects assisted by the Mayor's Office of Housing and Economic Development (MOHED). Public sector activity has increased overall housing production and affordability to low, moderate, and medium income households.

Public sector activity accounted for 928 units of the 1,568 units completed in 1985. The 3-year average for public sector housing activity since 1983 is 702 units. This is a major increase over the previous 3-year average of 164 units from 1980 to 1982. Prior to 1980, San Francisco Redevelopment activities accounted for an average of 424 units per year from 1975 to 1979, and 1,081 units per year from 1972 to 1974.

In 1985 public sector activity consisted of 509 units constructed by nonprofit housing organizations, 261 units completed in San Francisco Redevelopment areas, and an additional 158 units assisted by the Mayor's Office of Housing and Economic Development through mortgage revenue bonds, and disbursement of housing and community development funds. Housing units completed by nonprofit organizations or in San Francisco Redevelopment areas may have also received funds from the Mayor's Office of Housing and Economic Development.

Public sector assisted housing projects included: 101 elderly units at 427 O'Farrell, 150 elderly units at 350 Baker, 51 elderly units at 1725 Fillmore Street, 91 elderly units at 321 Clementina, 45 elderly units at 1725 Fillmore Street, 45 elderly units at 1711 Oakdale Street, 60 units at Scott and O'Farrell, 28 units at 36 Hoff, 32 units at Silverview Terrace, 42 units at Ingleside Terrace, 36 units at Ocean Avenue and Keystone Way, 12 units at 798 Monterey Blvd.

1711 Oakdale Street (45 units)

f) CONDOMINIUM CONSTRUCTION -- More rental than condominium projects are being constructed.

Condominium units accounted for 706 units completed in 1985, about 45% of the 1,568 units completed in 1985. Rental units accounted for about 600 units, largely to the completion of a number of large elderly housing projects by nonprofit development corporations. The balance includes single family homes, townhouses, owner-occupied flats, and cooperatives. One 60-unit cooperative project was completed in 1985. Generally, the number of condominium units is greater than accounted for in the reporting year because condominium subdivisions can take place after the year in which the units are certified complete.

The share of condominium units from new construction since 1978 is: 2% in 1978, 18% in 1979, 43% in 1980, 72% in 1981, 15% in 1982, 65% in 1983, 30% in 1984, and 45% in 1985.

g) SINGLE AND MULTI-UNIT CONSTRUCTION -- Higher density projects continue to dominate new housing construction

Multi-unit housing construction accounted for 92% of the 1,568 units completed in 1985. Buildings with 20 units or more accounted for 51% of the units completed, medium density 5 to 19 unit buildings accounted for 22%, lower density 2 to 4 unit buildings accounted for 17%, and single family housing accounted for 8% with 2% as infill townhouses. As in previous years, most new housing units are in projects of 20 units or more. Tables 1, 3, 6, 13, and 15 show the distribution of housing units by building types for San Francisco, city subdistricts, and the Bay Area Counties.

h) UNIT SIZES -- Small units continue to increase

In 1985, as in 1983 to 1984, a majority of the units constructed were small units with one bedroom or less. See tables 4 and 16 in Part II of this report.

i) RESIDENTIAL DEMOLITION -- About a hundred units demolished in 1985.

There was an increase in residential units demolisned of from 79 units in 1984 to 105 units in 1985. There were 150 units which applied for demolition permit during 1985. Demolition of single family housing accounted for 83 units of the 105 units demolished in 1985, and the balance 22 units were two, three, and four unit buildings. There were no residential buildings demolished with more than 4 units. As in previous years, single family housing demolition accounts for 75% to 80% of the annual number of units demolished.

Since 1980, 875 units have been demolished with an average of 145 units per year. The annual figures are as follows: 128 units in 1980, 288 units in 1981, 42 units in 1982, 233 units in 1983, 79 units in 1984, and 105 units in 1985.

Prior to 1977, demolition averaged about 700 units per year. A number of factors reduce residential demolitions since 1977, including the residential rezoning of 1978, and public policy and programs encouraging restoration and rehabilitation. Since 1982 there has been no residential demolition by public action, and between 1981 and 1977 there were only 214 units demolished by public sector activity. Prior to 1977 public sector demolition averaged 458 units per year. Private sector activity now accounts for all new residential demolitions.

Demolition permit activity increased in the first quarter of 1986. During this period 70 units were approved for demolition and about 30 units were pending approval. If this rate continues, over 200 units may be approved for demolition in 1986.

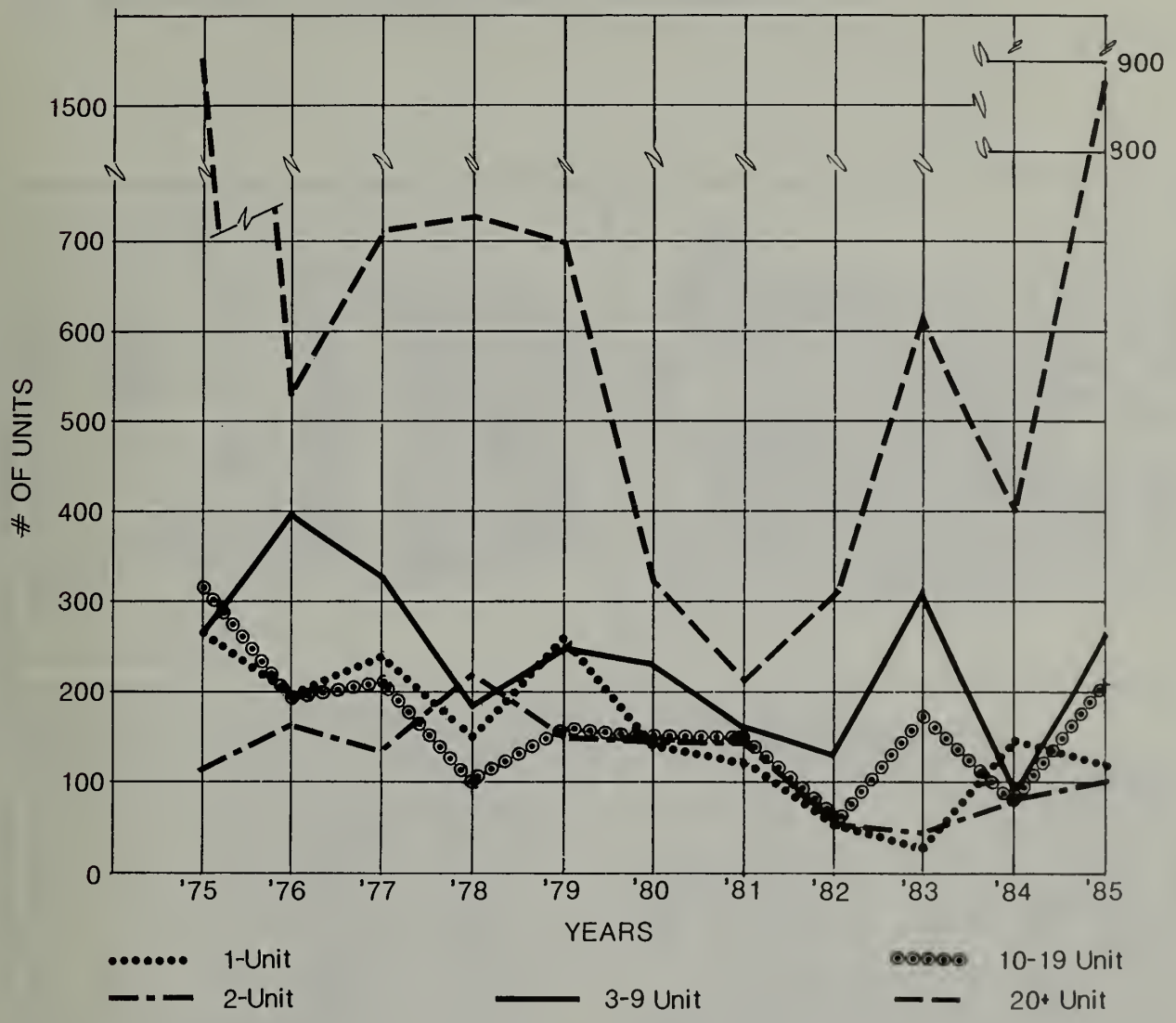
j) GROWTH OF THE HOUSING STOCK -- A net gain of 1,427 housing units in 1985 or 1/2 percent.

In 1985 San Francisco gained 1,427 housing units after deducting 105 units demolished and 36 units legally converted to non-residential use. These figures do not account for illegal conversions, secondary units, mergers of housing units in multi-unit buildings, and legalization or rehabilitation of existing units. Table 1 shows a net gain in 1985 of 40 single family homes, 46 two-unit buildings, 29 three-unit buildings, 11 four-unit buildings, 17 five to nine unit buildings with 115 units, 17 ten to nineteen unit buildings with 206 units, and 12 twenty or more unit buildings with 743 units. Multi-unit buildings with 20 units or more continue to add the largest numbers of units to the housing stock.

Table 13 shows additions to the housing stock by structure types and by city districts. Citywide there was a net gain of 40 single family homes, but five districts experienced a net loss of 51 single family homes. These districts are discussed further on page 16.

The San Francisco housing stock increased to 321,050 units in 1985. Table 2 shows housing units by building types. Of the 1,568 units completed in 1985, 34% were single family, 11% were in two-unit buildings, 11% in three to four unit buildings, 11% in five to nine unit buildings, and 32% in ten or more unit buildings. About 75% to 80% of all new construction is in buildings with more than 3 units. The City continues to increase in density with new housing construction. Figure 2 shows new housing construction by building types since 1975.

Figure 2: Annual New Housing Construction by Building Types 1975 to 1985



Years	Total	1-Unit	2-Unit	3-9 Unit	10-19 Unit	20+ Unit
1985	1568	123	100	260	206	879
1984	790	144	76	92	77	401
1983	1,400	30	46	307	175	609
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
1979	1,516	260	150	250	158	698
1978	1,375	150	216	183	100	726
1977	1,616	239	134	324	209	710
1976	1,480	196	162	393	197	531
1975	2,495	264	110	266	314	1541
	14,599	1,720	1,192	2,595	1,776	6,930

B. DISTRICT HOUSING CHANGES

798 Monterey Blvd. (12 units)
Ingleside District

1200 Clayton Street (13 units)
Central District

2040 Sutter Street (68 units)
Western Addition District

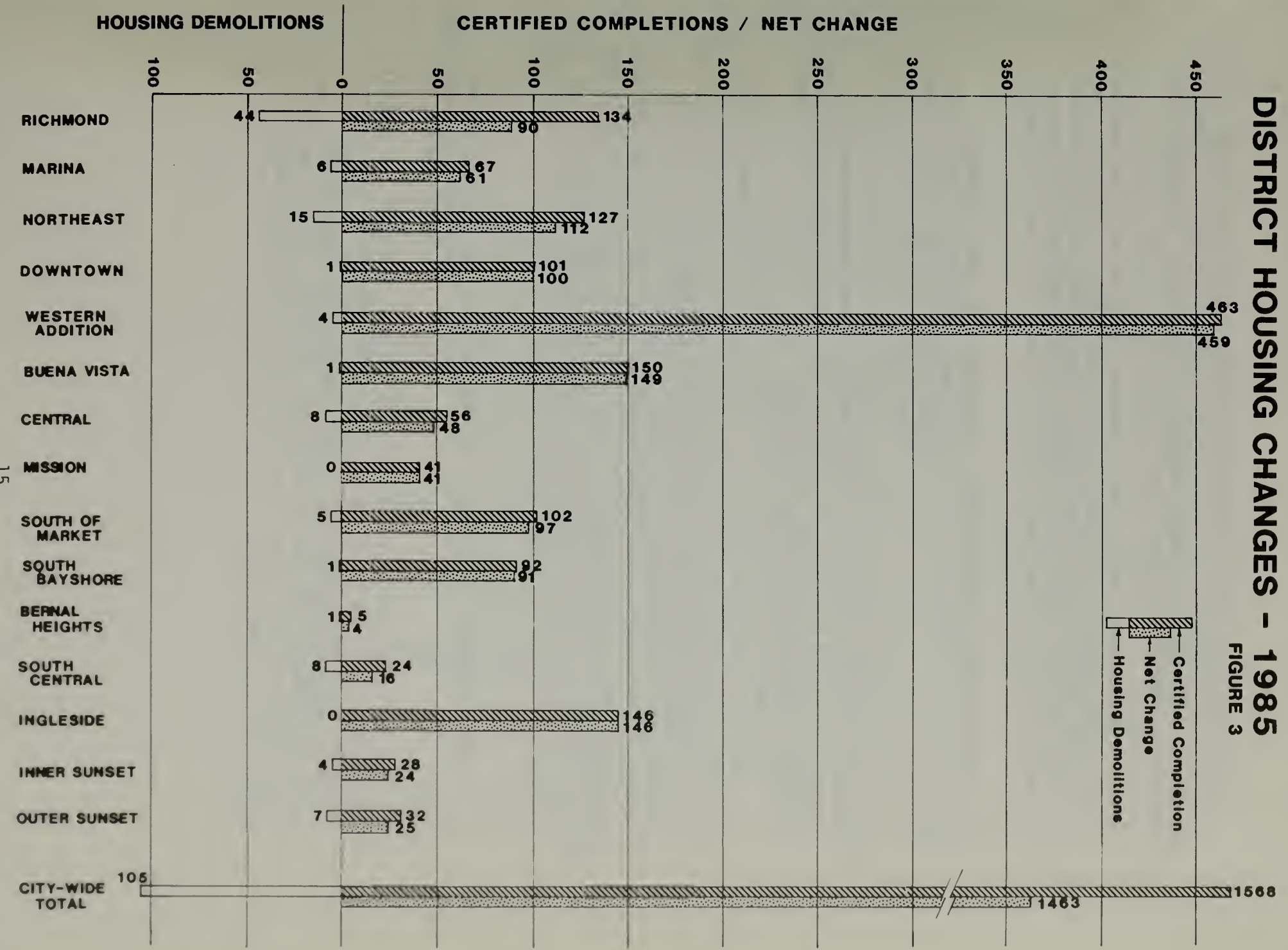
560 5th Ave. (3 units)
Richmond District

PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS



DISTRICT HOUSING CHANGES - 1985

FIGURE 3

New construction and demolition activity is reported by 15 city district subdivisions in Tables 12 through 18. The districts are ranked in descending order for units completed, demolished, and net change to the housing stock. District boundaries are shown on map 1, page 14.

District housing changes can be compared with previous years totals in Table 19 and Table 19a. Detailed district trends can be compiled for each district by referencing previous years Housing Information Series reports available for public use at the Department of City Planning, Zoning Information Counter, Fifth Floor, 450 McAllister Street, San Francisco.

a) NEW HOUSING BY DISTRICT AREAS: The Western Addition, Richmond, Northeast, Bayshore, Ingleside and Buena Vista districts gained the most housing units in 1985.

The area of the Western Addition continued to gain the most new residential units in 1985 with the completion of more San Francisco Redevelopment Area projects. In 1983 the Western Addition gained 465 units, in 1984 465 units, and in 1985 459 units, with the construction of a number of multi-unit buildings with 20 units or more.

Other districts with a high gain in housing units were ranked as follows: the Buena Vista district gained 149 units with the conversion of the Saint Joseph Hospital to residential use; the Ingleside district gained 146 units with the completion of Ingleside Terrace, Dorado Terrace, and new condominiums on Ocean Avenue and Monterey Boulevard; the Richmond district gained 134 new housing units in medium density infill housing; the Northeast district gained 134 units in predominantly medium to high density buildings; the Downtown and South of Market districts gained about 100 units each with the completion of two multi-unit elderly projects; the South Bayshore 92; the Marina 67 units; the Central 50 units; the Mission 41 units; the Outer Sunset 32; the Inner Sunset 20 units; and Bernal Heights 5 units.

b) DEMOLITIONS AND NET CHANGE BY DISTRICT AREAS -- The Richmond and the Northeast Districts gained in replacement housing.

The Richmond District experienced the greatest number of residential demolitions in 1985, with 38 single family homes demolished, and 6 units in buildings with two to four units (Tables 13, 17, and 18). The Northeast district ranked second with the demolition of 8 single family homes and 7 units in buildings with two to four units. There were seven other districts with demolitions ranging from 8 to 4 units per district for a total of 42 units. An additional 4 districts had one unit demolished per district and 2 districts had no demolitions.

Five districts experienced a net loss of single family homes. The Richmond had a net loss of 34 single family homes resulting from the demolition of 38 single family homes and the construction of only 4 single family homes. Other districts with a net loss of single family homes were the Northeast -8, Outer Sunset -6, Marina -2 and Downtown -1. Single family housing was the only housing type in 1985 that had a net loss in a number of districts. This trend is reducing the number of single family homes in several districts, including the Richmond, the Marina, and Northeast. However, these districts are experiencing a net gain in housing units with the replacement of single family homes with higher density housing as permitted by zoning.

Citywide, there was a net gain of 40 single family homes resulting from the construction of 123 single family units and the demolition of 83 single family units. The top ranking districts which gained in single family homes were the South Bayshore 45 units, South Central 20 units, Central 14 units, and the Mission 11 units (Table 15). Of these 21 units were at Silver Terrace, 24 at Hunters Point Redevelopment area, and 28 were small townhouses in the Upper Market area, and the balance were infill single family housing scattered throughout the city.

As indicated on the following table, the Richmond district has been active in replacement housing with a high rankings in both new housing construction and demolition since 1977.

The Richmond District Housing and Demolition Trends

1985-1977

	Housing Units completed	(Ranking)*	Housing Units Demolished	(Ranking)	Net Gain in Housing units
1985	101	(3)	41	(1)	60
1984	156	(2)	19	(2)	137
1983	149	(4)	44	(2)	105
1982	61	(3)	17	(1)	44
1981	124	(2)	37	(4)	87
1980	223	(1)	33	(1)	190
1979	84	(7)	31	(1)	53
1978	117	(4)	25	(3)	92
1977	183	(3)	38	(1)	145

* The districts are ranked from 1 to 15 in decending order, with a ranking of 1 to the district with the most units completed or demolished.

The Western Addition historically had a high rate of residential demolitions. However, since 1977 there have been only 210 units demolished in the Western Addition. This is a significant reduction from previous years when demolitions in the district averaged over 100 units per year.

New construction and demolition trends can be compiled for each district by referring to prior Housing Information Series reports.

418 2nd Ave. (3 units)
Richmond District

1083 Clay Street (11 units)
Northeast District

C. BAY AREA 9 COUNTY REGION

Counties	Units Authorized - 1985	Percentage
Santa Clara	9,468	23%
Contra Costa	9,322	23%
Alameda	7,188	18%
Sonoma	5,114	13%
Solano	4,023	10%
San Mateo	2,075	5%
San Francisco	1,479	4%
Marin	956	2%
Napa	817	2%
Total	40,502	

a) BAY AREA HOUSING TRENDS -- Housing production increased by 21% in 1985

The Bay Area nine County region authorized for construction 40,501 housing units in 1985, an annual increase of 7,207 units (21%) from 1984 (Table 7). The graph below shows a significant increase in the number of units authorized for construction since 1982. This is a dramatic increase of 162% from the low of 15,412 units authorized for construction in 1982. The previous annual high was in 1978 when 48,284 units were authorized for construction.

Bay Area housing trends mirror recent housing increases in San Francisco. However, recent increases in Bay Area units authorized for construction have been proportionally greater than similar increases in San Francisco, Bay Area units authorized for construction in 1985 increase of 21% from 1984 and 162% from 1982 compared to a San Francisco increase in 1985 of 12% from 1984 and 21% from 1982 annual totals.

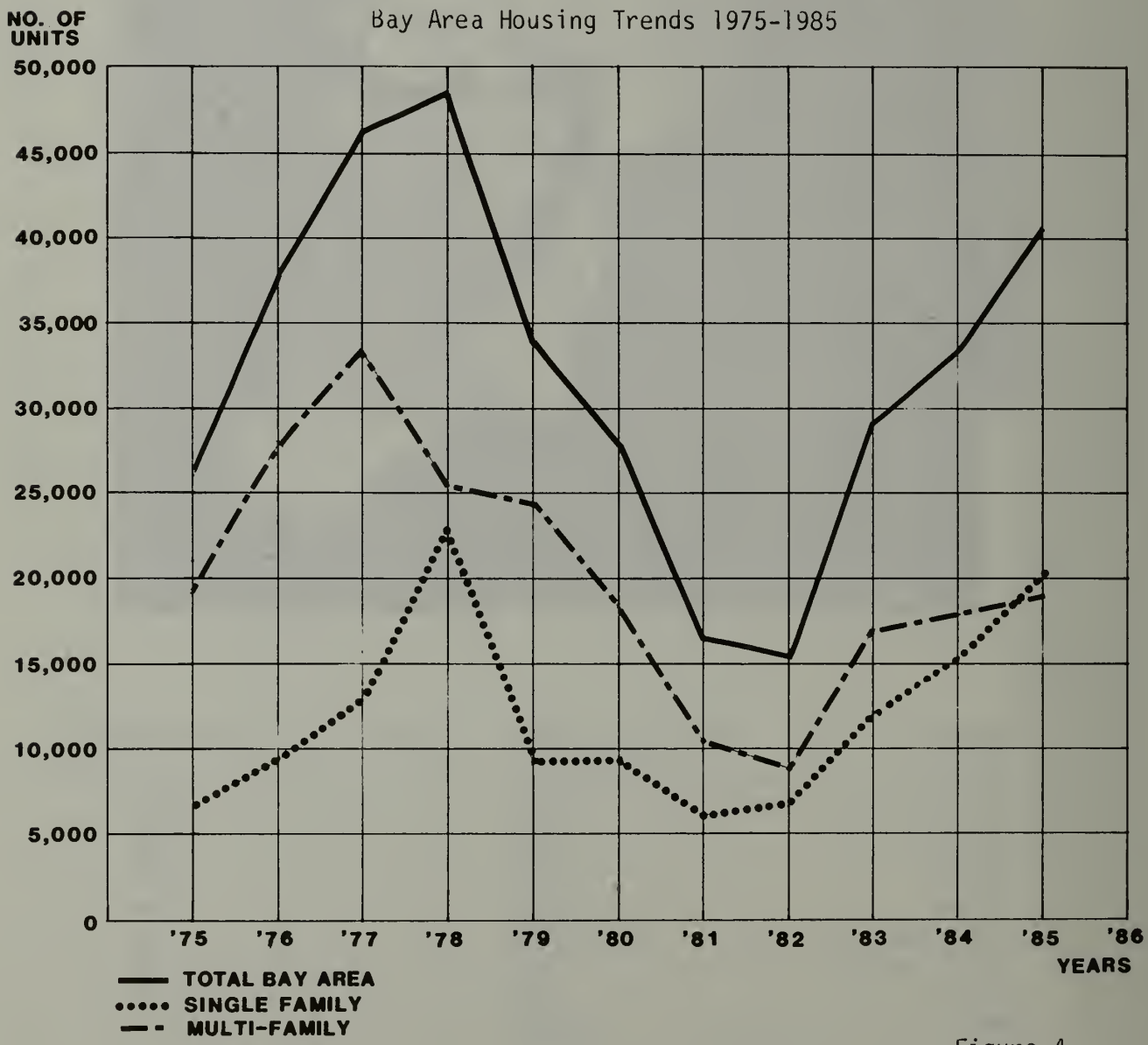


Figure 4.

b) BAY AREA MULTI-UNIT AND SINGLE FAMILY HOUSING -- Multi-unit housing increased over single family housing

Single family housing accounted for 18,937 (47%) of the 40,502 units authorized for construction in the nine county Bay Area in 1985. There has been a reduction in single family housing construction as a percentage of the annual total units authorized for construction in each county. 1985 marks the first year that the nine county Bay Area had more multi-unit housing authorized for construction than single family housing. This is an indication of overall increased density of new residential development in the region.

Bay Area Nine County Totals for Single and Mult Unit Construction

	Single Family	Multi-Family	Total	Single Family as Percent of total
1985	18,937	21,565	40,502	47%
1984	18,079	15,216	33,295	54%
1983	17,077	12,049	29,126	59%
1982	8,812	6,600	15,412	57%
1981	10,414	6,162	16,576	63%
1980	18,345	9,507	27,852	66%
1979	24,405	9,358	33,763	72%

The Bay Area nine counties by units authorized for construction in 1985 ranked as follows: Santa Clara 9,468 (23%), Contra Costa 9,322 (23%), Alameda 7,188 (18%), Sonoma 5,114 (13%), Solano 4,083 (10%), San Mateo 2,075 (5%), San Francisco 1,479 (4%), Marin 956 (2%) and Napa 817 (2%). As in previous years the top four ranking counties accounted for over 75% of all the units authorized in the Bay Area. These are the counties of Santa Clara, Contra Costa, Alameda, and Sonoma. Only the counties of Marin and Napa authorized fewer units than San Francisco. Table 6 shows the nine counties by single and multi-family units authorized for construction.

Although San Francisco authorized only 4% of the Bay Area nine county housing total in 1985, San Francisco continues to authorize a greater share of the region's higher density housing.

PART 2.

HOUSING DATA TABLES AND MAPS

400 Dorado Terrace (56 units)

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1985

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	72
1 to 4	30
5 to 9	13
10 to 24	20
25 to 150	15

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

HOUSING UNIT DEMOLITION · 1985

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	106
1 to 4	38
5 to 8	6

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

CONDOMINIUM COMPLETIONS · 1985

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	109
2 to 4	19
5 to 9	8
10 to 24	7
25 to 142	7

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

NET CHANGE IN NUMBER OF HOUSING UNITS · 1985

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 1 to Minus 4	9
0	68
Plus 1 to Plus 5	31
Plus 6 to Plus 25	28
Plus 26 to Plus 150	14

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1985

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	40	40
Two Units	46	92
Three Units	29	87
Four Units	11	44
5-9 Units	17	115
10-19 Units	17	206
20 or More	13	879
Total	173	1463

TABLE 2

San Francisco Housing Stock, December. 1985

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110716	34.5
Two Units	35883	11.2
3 to 4 Units	34831	10.8
5 to 9 Units	36621	11.4
10 or More	102999	32.1
Total	321050	100.0

TABLE 3

Housing Units Certified Complete, 1985
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	123	46.6	123	7.8
Two Units	50	18.9	100	6.4
Three Units	31	11.7	93	5.9
Four Units	13	4.9	52	3.3
5-9 Units	17	6.4	115	7.3
10-19 Units	17	6.4	206	13.1
20 or More	13	4.9	879	56.1
Total	264	100.0	1568	100.0

TABLE 4

Housing Units Certified Complete 1985
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	48	3.1
One Bedroom	484	30.9
Two Bedrooms	397	25.3
Three Bedrooms	210	13.4
Four or More	34	2.2
Not Known	394	25.1
Total	1568	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1985

	Number of Units	Per Cent
Private Sector	640	40.8
Public Sector	928	59.1
Redevelopment Agcy	261	16.6
Housing Authority	0	00.0
Nonprofit Sponsor	509	32.4
MOHED	158	10.0
Citywide Total	1568	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Fancisco and the Bay Area, by County 1985

County	Single Family	Multi Family	Total	* Estimated $ Cost	*Conts.Cost per unit	% Single Family of Total
Santa Clara	3,827	5,641	9,468	712,107	75	40.4
Contra Costa	4,650	4,672	9,322	579,866	62	49.8
Alameda	3,493	3,695	7,188	562,474	78	48.5
Sonoma	2,893	2,,22	5,114	284,821	56	56.5
Solano	1,874	2,209	4,083	238,297	58	45.8
San Mateo	1,213	862	2,075	244,230	117	58.4
San Francisco	173	1,306	1,479	246,939	166	11.6
Marin	472	484	956	105,102	109	49.3
Napa	342	475	817	70,528	86	41.8
Total	18,937	21,565	40,502	3,044,364	75	46.7

* Estimated costs in 1,000's $

Source: Construction Reports' Real Estate Research Council of Northern California & Security Pacific Bank.

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County — 1985

	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975
Total Bay Area	40502	33,295	29126	15412	16576	27852	33953	48284	46235	37663	25948
Total Bay Area minus San Francisco	39023	31,982	27959	14197	15334	26650	32120	46239	44699	36041	24806
Total San Francisco	1479	1,313	1167	1215	1242	1202	1833	2045	1536	1622	1142
Multi Family Bay Area minus San Francisco	20259	14,312	11038	5535	5003	8495	7944	21278	11662	8219	5865
Multi Family San Francisco	1306	904	1011	1065	1159	1012	1594	1818	1167	1310	866
Single Family Bay Area minus San Francisco	18764	17,670	16921	8862	10331	18155	24176	24961	33037	27822	18941
Single Family San Francisco	173	409	156	150	83	190	239	227	369	312	276

Source: Ibid 1975-1985

TABLE 8

Housing Unit Demolitions 1985

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	83	91.2	83	79.0
Two Units	4	4.4	8	7.6
Three Units	2	2.2	6	5.7
Four Units	2	2.2	8	7.6
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	91	100.0	105	100.0

TABLE 9

Demolition by Public Action By Structure Type, 1985

NOTE: None in 1985

TABLE 10

Share of Demolition Accounted for by Public Action, 1975 - 1985

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Percent of Total
1985	105	0	0.0
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	297	67.4
Total	2,445	1,008	41.2

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1985

NOTE: None in 1985

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	459	31.4
2	6	Buena Vista	149	10.2
3	13	Ingleside	146	10.0
4	3	Northeast	112	7.7
5	4	Downtown	100	6.8
6	9	South of Market	97	6.6
7	10	South Bayshore	91	6.2
8	1	Richmond	90	6.2
9	2	Marina	61	4.2
10	7	Central	48	3.3
11	8	Mission	41	2.8
12	15	Outer Sunset	25	1.7
13	14	Inner Sunset	24	1.6
14	12	South Central	16	1.1
15	11	Bernal Heights	4	.3
Total			1463	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1985

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	44	Richmond	92	Ingleside	34	Ingleside	90	Western Addition	402
2	South Central	12	Central	31	Northeast	22	Northeast	39	Buena Vista	136
3	Mission	11	Outer Sunset	22	Richmond	16	Western Addition	34	Downtown	101
4	Central	9	Ingleside	20	Western Addition	15	Richmond	16	South of Market	91
5	Buena Vista	7	Mission	13	Outer Sunset	9	Inner Sunset	15	Marina	55
6	Inner Sunset	4	Northeast	10	Central	8	Mission	12	Northeast	49
7	Bernal Heights	2	Marina	8	Buena Vista	6	Marina	0	South Bayshore	45
8	Ingleside	2	Western Addition	8	Mission	5	Downtown	0	Richmond	0
9	Western Addition	0	South of Market	6	Marina	0	Buena Vista	0	Central	0
10	South of Market	0	Inner Sunset	5	Downtown	0	Central	0	Mission	0
11	Downtown	-1	South Central	4	South of Market	0	South of Market	0	Bernal Heights	0
12	Marina	-2	South Bayshore	2	South Bayshore	0	South Bayshore	0	South Central	0
13	Outer Sunset	-6	Bernal Heights	2	Bernal Heights	0	Bernal Heights	0	Ingleside	0
14	Northeast	-8	Downtown	0	South Central	0	South Central	0	Inner Sunset	0
15	Richmond	-34	Buena Vista	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		40		223		115		206		879

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	463	29.5
2	6	Buena Vista	150	9.6
3	13	Ingleside	146	9.3
4	1	Richmond	134	8.5
5	3	Northeast	127	8.1
6	9	South of Market	102	6.5
7	4	Downtown	101	6.4
8	10	South Bayshore	92	5.9
9	2	Marina	67	4.3
10	7	Central	56	3.6
11	8	Mission	41	2.6
12	15	Outer Sunset	32	2.0
13	14	Inner Sunset	28	1.8
14	12	South Central	24	1.5
15	11	Bernal Heights	5	.3
Total			1568	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1985

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	45	Richmond	98	Ingleside	34	Ingleside	90	Western Addition	402
2	South Central	20	Central	34	Northeast	22	Northeast	39	Buena Vista	136
3	Central	14	Outer Sunset	22	Richmond	16	Western Addition	34	Downtown	101
4	Mission	11	Ingleside	20	Western Addition	15	Richmond	16	South of Market	91
5	Buena Vista	8	Northeast	17	Outer Sunset	9	Inner Sunset	15	Marina	55
6	Inner Sunset	8	Mission	13	Central	8	Mission	12	Northeast	49
7	South of Market	5	Western Addition	12	Buena Vista	6	Marina	0	South Bayshore	45
8	Richmond	4	Marina	10	Mission	5	Downtown	0	Richmond	0
9	Bernal Heights	3	South of Market	6	Marina	0	Buena Vista	0	Central	0
10	Marina	2	Inner Sunset	5	Downtown	0	Central	0	Mission	0
11	Ingleside	2	South Central	4	South of Market	0	South of Market	0	Bernal Heights	0
12	Outer Sunset	1	South Bayshore	2	South Bayshore	0	South Bayshore	0	South Central	0
13	Northeast	0	Bernal Heights	2	Bernal Heights	0	Bernal Heights	0	Ingleside	0
14	Downtown	0	Downtown	0	South Central	0	South Central	0	Inner Sunset	0
15	Western Addition	0	Buena Vista	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		123		245		115		206		879

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1985

	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	16	Western Addition	175	Ingleside	119	Richmond	54	South Central	11
2	Marina	14	Buena Vista	123	Western Addition	103	South Bayshore	43	Richmond	9
3	Western Addition	12	Northeast	54	Richmond	37	Northeast	18	Inner Sunset	7
4	Buena Vista	4	Marina	43	Northeast	33	Western Addition	18	Western Addition	2
5	Northeast	2	South Bayshore	29	Buena Vista	23	Central	18	Outer Sunset	2
6	Richmond	0	Central	17	Mission	23	Ingleside	15	Northeast	1
7	Downtown	0	Mission	16	Central	22	Outer Sunset	12	South Bayshore	1
8	Central	0	Ingleside	11	Outer Sunset	16	South of Market	10	Ingleside	1
9	Mission	0	Inner Sunset	9	Inner Sunset	10	South Central	10	Marina	0
10	South of Market	0	Richmond	4	Bernal Heights	3	Marina	7	Downtown	0
11	Bernal Heights	0	Outer Sunset	2	Marina	2	Bernal Heights	2	Buena Vista	0
12	South Central	0	South Central	1	South of Market	2	Inner Sunset	2	Central	0
13	Ingleside	0	Downtown	0	South Bayshore	2	Mission	1	Mission	0
14	Inner Sunset	0	South of Market	0	South Central	2	Downtown	0	South of Market	0
15	Outer Sunset	0	Bernal Heights	0	Downtown	0	Buena Vista	0	Bernal Heights	0
Total		48		484		397		210		34

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	1	Richmond	44	41.9
2	3	Northeast	15	14.3
3	7	Central	8	7.6
4	12	South Central	8	7.6
5	15	Outer Sunset	7	6.7
6	2	Marina	6	5.7
7	9	South of Market	5	4.8
8	5	Western Addition	4	3.8
9	14	Inner Sunset	4	3.8
10	4	Downtown	1	1.0
11	6	Buena Vista	1	1.0
12	10	South Bayshore	1	1.0
13	11	Bernal Heights	1	1.0
14	8	Mission	0	0.0
15	13	Ingleside	0	0.0
Total			105	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1985

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	38	Northeast	7	Richmond	0	Richmond	0	Richmond	0
2	Northeast	8	Richmond	6	Marina	0	Marina	0	Marina	0
3	South Central	8	Western Addition	4	Northeast	0	Northeast	0	Northeast	0
4	Outer Sunset	7	Central	3	Downtown	0	Downtown	0	Downtown	0
5	Central	5	Marina	2	Western Addition	0	Western Addition	0	Western Addition	0
6	South of Market	5	Downtown	0	Buena Vista	0	Buena Vista	0	Buena Vista	0
7	Marina	4	Buena Vista	0	Central	0	Central	0	Central	0
8	Inner Sunset	4	Mission	0	Mission	0	Mission	0	Mission	0
9	Downtown	1	South of Market	0	South of Market	0	South of Market	0	South of Market	0
10	Buena Vista	1	South Bayshore	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	South Bayshore	1	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Bernal Heights	1	South Central	0	South Central	0	South Central	0	South Central	0
13	Western Addition	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Mission	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		83		22		0		0		0

TABLE 19
Planning District Trends, 1980 1985

Planning District	Completions Number	%	Demolitions Number	%	Net Change
1 Richmond	847	13.8	188	22.0	659
2 Marina	166	2.7	70	8.2	96
3 Northeast	972	15.8	74	8.7	898
4 Downtown	161	2.6	124	14.5	37
5 Western Addition	1331	21.7	133	15.6	1198
6 Buena Vista	266	4.3	3	.4	263
7 Central	326	5.3	25	2.9	301
8 Mission	377	6.1	34	4.0	343
9 South of Market	283	4.6	65	7.6	218
10 South Bayshore	526	8.6	19	2.2	507
11 Bernal Heights	93	1.5	8	.9	85
12 South Central	254	4.1	63	7.4	191
13 Ingleside	265	4.3	12	1.4	253
14 Inner Sunset	173	2.8	21	2.5	152
15 Outer Sunset	99	1.6	15	1.8	84
Total	6139	100.0	854	100.0	5285

Table 19A

Annual Net Change for Planning Districts 1975- 1985											
Planning District	Annual Net Change										
	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975
Richmond	90	137	105	44	87	190	53	92	147	67	70
Marina	61	5	21	-5	9	4	13	35	176	-1	154
Northeast	112	111	22	276	274	103	66	217	403	195	132
Downtown	100	0	-57	0	-60	54	-6	0	33	0	0
Western Addition	459	240	465	11	-55	78	285	197	136	32	305
Buena Vista	149	11	30	4	35	31	11	3	21	9	3
Central	48	34	15	69	40	93	201	58	104	98	385
Mission	41	-2	151	31	18	103	59	44	37	26	9
South of Market	97	61	-5	16	31	-14	271	35	2	-29	-22
South Bayshore	91	42	317	26	16	14	34	235	131	-14	-246
Bernal Heights	4	6	9	17	26	23	22	33	29	41	17
South Central	16	24	25	18	18	88	135	95	157	64	171
Ingleside	146	0	15	13	37	41	84	51	63	51	830
Inner Sunset	24	8	51	22	4	42	159	80	21	187	162
Outer Sunset	25	34	3	5	12	2	15	26	20	47	86
Total	1463	711	1167	547	492	852	1402	1201	1480	773	2056

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1985			
Year	Completions	Demolition	Net Change
1985	1568	105	1463
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-85 Cumulative Count	22904	6294	16727

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	182	25.8
2	6	Buena Vista	142	20.1
3	13	Ingleside	142	20.1
4	3	Northeast	106	15.0
5	1	Richmond	36	5.1
6	7	Central	30	4.2
7	8	Mission	24	3.4
8	14	Inner Sunset	18	2.5
9	15	Outer Sunset	12	1.7
10	2	Marina	10	1.4
11	9	South of Market	4	.6
12	4	Downtown	0	0.0
13	10	South Bayshore	0	0.0
14	11	Bernal Heights	0	0.0
15	12	South Central	0	0.0
Total			706	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1985

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Central	22	Ingleside	34	Ingleside	90	Western Addition	155
2	Marina	0	Ingleside	18	Northeast	22	Northeast	21	Buena Vista	136
3	Northeast	0	Richmond	15	Western Addition	15	Richmond	16	Northeast	49
4	Downtown	0	Northeast	14	Outer Sunset	9	Inner Sunset	15	Richmond	0
5	Western Addition	0	Western Addition	12	Central	8	Mission	12	Marina	0
6	Buena Vista	0	Marina	10	Buena Vista	6	Marina	0	Downtown	0
7	Central	0	Mission	7	Richmond	5	Downtown	0	Central	0
8	Mission	0	South of Market	4	Mission	5	Western Addition	0	Mission	0
9	South of Market	0	Inner Sunset	3	Marina	0	Buena Vista	0	South of Market	0
10	South Bayshore	0	Outer Sunset	3	Downtown	0	Central	0	South Bayshore	0
11	Bernal Heights	0	Downtown	0	South of Market	0	South of Market	0	Bernal Heights	0
12	South Central	0	Buena Vista	0	South Bayshore	0	South Bayshore	0	South Central	0
13	Ingleside	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0	Ingleside	0
14	Inner Sunset	0	Bernal Heights	0	South Central	0	South Central	0	Inner Sunset	0
15	Outer Sunset	0	South Central	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		108		104		154		340

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1985
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	-2	-2	0	0	0	0	1	4	0	0	0	0	0	0	-1	2
102	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
104	0	0	1	2	0	0	0	0	0	0	1	18	0	0	2	20
106	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
107	-3	-3	2	4	0	0	0	0	0	0	0	0	0	0	-1	1
109	-2	-2	0	0	0	0	0	0	0	0	0	0	2	49	0	47
110	0	0	0	0	-1	-3	0	0	0	0	1	10	0	0	0	7
112	-1	-1	0	0	1	3	-1	-4	0	0	1	11	0	0	0	9
116	0	0	0	0	0	0	0	0	3	22	0	0	0	0	3	22
123	-1	-1	0	0	0	0	0	0	0	0	0	0	1	101	0	100
126	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128	-1	-1	1	2	0	0	0	0	0	0	0	0	1	55	1	56
130	-1	-1	-1	-2	1	3	0	0	0	0	0	0	0	0	-1	0
131	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	0	0	1	2	0	0	0	0	0	0	1	16	0	0	2	18
135	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
152	0	0	2	4	1	3	0	0	0	0	0	0	1	68	4	75
154	-2	-2	2	4	0	0	0	0	1	6	0	0	0	0	1	8
155	0	0	0	0	0	0	0	0	0	0	0	0	1	51	1	51
156	0	0	0	0	0	0	-1	-4	0	0	0	0	0	0	-1	-4
157	0	0	0	0	1	3	0	0	1	7	0	0	0	0	2	10
158	0	0	1	2	0	0	0	0	0	0	3	34	2	46	6	82
160	0	0	0	0	0	0	0	0	0	0	0	0	1	87	1	87
161	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
165	0	0	0	0	0	0	0	0	0	0	0	0	1	150	1	150
168	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
170	-1	-1	0	0	0	0	0	0	1	6	0	0	1	136	1	141
178	-1	-1	0	0	0	0	0	0	0	0	0	0	1	91	0	90
202	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
204	12	12	0	0	-1	-3	1	4	0	0	0	0	0	0	12	13
205	-1	-1	0	0	0	0	1	4	0	0	0	0	0	0	0	3
208	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
209	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
210	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
214	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
215	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
216	0	0	3	6	3	9	0	0	0	0	0	0	0	0	6	15
217	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	-3	-3	2	4	0	0	0	0	0	0	0	0	0	0	-1	1
227	1	1	3	6	0	0	0	0	0	0	0	0	0	0	4	7
228	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
229	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1985
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
230	20	20	1	2	0	0	0	0	0	0	0	0	1	45	22	67
231	23	23	0	0	0	0	0	0	0	0	0	0	0	0	23	23
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
255	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
256	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
257	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
258	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
262	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
264	8	8	1	2	0	0	0	0	0	0	0	0	0	0	9	10
30101	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
30102	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	-1	-1	1	2	0	0	0	0	0	0	1	15	0	0	1	16
303	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
305	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
310	0	0	0	0	0	0	0	0	3	20	4	48	0	0	7	68
311	1	1	0	0	0	0	0	0	0	0	3	32	0	0	4	33
312	0	0	0	0	2	6	3	12	2	14	1	10	0	0	8	42
314	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
326	-1	-1	2	4	2	6	0	0	0	0	0	0	0	0	3	9
327	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
330	-3	-3	0	0	0	0	0	0	1	9	0	0	0	0	-2	6
351	-1	-1	1	2	0	0	1	4	0	0	0	0	0	0	1	5
352	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
401	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
402	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
426	-5	-5	0	0	3	9	0	0	0	0	0	0	0	0	-2	4
427	-4	-4	4	8	4	12	1	4	0	0	0	0	0	0	5	20
428	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
451	-3	-3	-1	-2	2	6	1	4	1	5	0	0	0	0	0	10
452	-4	-4	2	4	0	0	1	4	0	0	0	0	0	0	-1	4
476	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
477	-8	-8	3	6	1	3	2	8	0	0	0	0	0	0	-2	9
478	-8	-8	5	10	0	0	0	0	0	0	0	0	0	0	-3	2
479	-1	-1	3	6	0	0	0	0	1	5	0	0	0	0	3	10
TOTALS	40	40	46	92	29	87	11	44	17	115	17	206	13	879	173	1463

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1985
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
102	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
104	0	0	1	2	0	0	0	0	0	0	1	18	0	0	2	20
106	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
107	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
109	0	0	0	0	0	0	0	0	0	0	0	0	2	49	2	49
110	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
112	0	0	0	0	1	3	0	0	0	0	1	11	0	0	2	14
116	0	0	0	0	0	0	0	0	3	22	0	0	0	0	3	22
123	0	0	0	0	0	0	0	0	0	0	0	0	1	101	1	101
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128	0	0	1	2	0	0	0	0	0	0	0	0	1	55	2	57
129	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
130	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
131	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	0	0	1	2	0	0	0	0	0	0	1	16	0	0	2	18
135	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
152	0	0	2	4	1	3	0	0	0	0	0	0	1	68	4	75
154	0	0	2	4	0	0	0	0	1	6	0	0	0	0	3	10
155	0	0	0	0	0	0	0	0	0	0	0	0	1	51	1	51
157	0	0	0	0	1	3	0	0	1	7	0	0	0	0	2	10
158	0	0	1	2	0	0	0	0	0	0	3	34	2	46	6	82
160	0	0	0	0	0	0	0	0	0	0	0	0	1	87	1	87
161	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
165	0	0	0	0	0	0	0	0	0	0	0	0	1	150	1	150
168	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
170	0	0	0	0	0	0	0	0	1	6	0	0	1	136	2	142
178	0	0	0	0	0	0	0	0	0	0	0	0	1	91	1	91
202	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
204	12	12	0	0	0	0	1	4	0	0	0	0	0	0	13	16
205	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
208	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
209	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
210	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
214	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
215	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
216	1	1	3	6	3	9	0	0	0	0	0	0	0	0	7	16
217	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
226	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	4	4	3	6	0	0	0	0	0	0	0	0	0	0	7	10
228	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
229	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1985
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
230	20	20	1	2	0	0	0	0	0	0	0	0	1	45	22	67
231	23	23	0	0	0	0	0	0	0	0	0	0	0	0	23	23
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
256	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
259	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
262	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
264	8	8	1	2	0	0	0	0	0	0	0	0	0	0	9	10
30102	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	0	0	1	2	0	0	0	0	0	0	1	15	0	0	2	17
303	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
305	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
310	0	0	0	0	0	0	0	0	3	20	4	48	0	0	7	68
311	1	1	0	0	0	0	0	0	0	0	3	32	0	0	4	33
312	0	0	0	0	2	6	3	12	2	14	1	10	0	0	8	42
314	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
326	0	0	2	4	2	6	0	0	0	0	0	0	0	0	4	10
330	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
351	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
352	1	1	0	0	2	6	0	0	0	0	0	0	0	0	3	7
401	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
426	0	0	0	0	3	9	0	0	0	0	0	0	0	0	3	9
427	0	0	5	10	4	12	1	4	0	0	0	0	0	0	10	26
428	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
451	1	1	0	0	2	6	1	4	1	5	0	0	0	0	5	16
452	0	0	2	4	0	0	1	4	0	0	0	0	0	0	3	8
477	0	0	3	6	1	3	2	8	0	0	0	0	0	0	6	17
478	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
479	1	1	3	6	0	0	0	0	1	5	0	0	0	0	5	12
TOTALS	123	123	50	100	31	93	13	52	17	115	17	206	13	879	264	1568

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1985
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
107	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
109	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
110	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
112	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	5
123	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
126	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
128	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
130	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
154	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
156	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
170	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
178	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
204	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
205	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
216	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
226	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
255	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
258	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
259	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
30101	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
327	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
330	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
351	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
352	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
402	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
427	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
451	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
452	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
478	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1985
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
479	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
TOTALS	83	83	4	8	2	6	2	8	0	0	0	0	0	0	91	105

APPENDIX TABLE D

Condominium Units Certified Complete by Census Tract and Structure Type
San Francisco, 1985
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
102	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
104	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
106	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
107	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
109	0	0	0	0	0	0	0	0	0	0	0	0	2	49	2	49
110	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
112	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
116	0	0	0	0	0	0	0	0	3	22	0	0	0	0	3	22
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
130	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
133	0	0	1	2	0	0	0	0	0	0	1	16	0	0	2	18
135	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
152	0	0	2	4	1	3	0	0	0	0	0	0	1	68	4	75
157	0	0	0	0	1	3	0	0	1	7	0	0	0	0	2	10
158	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
160	0	0	0	0	0	0	0	0	0	0	0	0	1	87	1	87
161	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
170	0	0	0	0	0	0	0	0	1	6	0	0	1	136	2	142
204	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
205	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
209	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
210	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
214	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
215	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
216	0	0	0	0	3	9	0	0	0	0	0	0	0	0	3	9
227	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
228	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
229	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
302	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
305	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
310	0	0	0	0	0	0	0	0	3	20	4	48	0	0	7	68
311	0	0	0	0	0	0	0	0	0	0	3	32	0	0	3	32
312	0	0	0	0	2	6	3	12	2	14	1	10	0	0	8	42
326	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
330	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
401	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
427	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
451	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
479	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
TOTALS	0	0	14	28	16	48	8	32	15	104	13	154	5	340	71	706

ACKNOWLEDGEMENTS

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Changes In The San Francisco Housing Inventory For 1986

CITY AND COUNTY OF
SAN FRANCISCO
DEPARTMENT OF CITY PLANNING

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1986

San Francis Place (410 units)

Prepared by the San Francisco Department of City Planning

June 1987

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EXECUTIVE SUMMARY 1986

COMPLETIONS/ NET GAIN

With the completion of 1,507 new legal housing units in 1986, housing construction in San Francisco has continued to increase. After deducting 215 units for legal demolitions, conversions, and mergers, there was a net increase of 1,292 legal units to the City's 1985 housing stock of 321,050 units. 1986 was another active year for units completed and net additions to the housing stock.

UNITS AUTHORIZED FOR CONSTRUCTION

Units authorized for construction rose from 1,479 units in 1985 to 2,037 units in 1986. This was the highest volume in units authorized for construction since the peak periods previously reached in 1978 and 1973.

HOUSING CHARACTERISTICS

A few large multi-unit projects continued to account for the great majority of the units completed annually. Total production depends on a small number of projects. Thirty projects contained 69% of the units completed. Two and three unit buildings contained 20% of the units completed, and 172 single family units accounted for 11% of the annual total.

DEMOLITIONS

Legal residential demolitions increased from 105 units in 1985 to 173 in 1986. This is an increase of 16% over an annual average of 150 unit per year since 1980. Demolition of single family housing comprised 73% of the 173 units demolished. Sixty six percent (66%) of all units demolished occurred in the Richmond and Sunset Districts.

CONVERSIONS

Legal residential conversions permitted in 1986 accounted for a loss of 38 housing units. Units merged into larger units caused an additional loss of 20 units. There were 16 units gained from the conversions of commercial to residential use.

PUBLIC SECTOR

Public sector activity significantly contributed to the increase in housing production in 1986. A total of 886 units (58% of the annual total) were completed with assistance from San Francisco Redevelopment Agency, the Mayor's Office of Housing and Economic Development, or nonprofit housing development corporations. While these projects included market rate housing, approximately 425 units or 28% of the annual total were for low-and moderate income households.

TENURE

Housing production in San Francisco would have been significantly lower without public intervention. Public sector activity has produced about 2,300 units low-and moderate income units out of a total of 7,614 new units constructed since 1980.

More than 50% of the units completed in 1986 were for rental occupancy. That is about 800 rental units (53%) out of an annual total of 1507 units. This was a major increase in rental housing construction, resulting largely from the completion of 410 units at St. Francis Place, 130 units at Army and Folsom, and nonprofit housing which totaled 263 units.

New condominium construction accounted for 250 units, 16% of the annual total. Single family owner occupancy accounted for 172 units (11%) and the balance of 275 units were a mix of ownership and rental units.

In 1986 there were 50 condominium conversion applications for a total of 119 units. Approximately 226 condominium conversions were recorded in 1986 from applications which carried over from previous years. Both units applied for and units recorded annually by DPW Bureau of Engineering have decreased since 1980.

DISTRICT FINDINGS

The five districts which gained the most units in 1986 were the South of Market, the Mission, the Richmond, the Northeast, and Downtown. These districts accounted for 72% of the units completed in 1986.

REGIONAL TRENDS

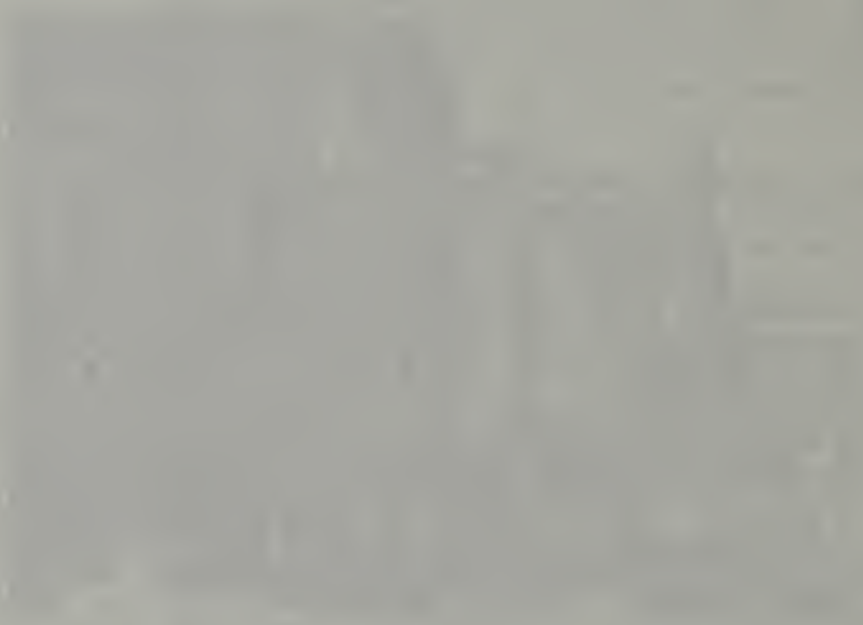
Housing units authorized for construction in the Bay Area continued to increase to the highest level since the previous peak in 1977. Housing units authorized for construction increased to 45,702 units in 1986 from 40,502 in 1985, a 13% increase.

Alameda, Contra Costa, and Santa Clara counties accounted for 66% of the units authorized for construction in the 9 county Bay Area.

Part I. FINDINGS

1945 Washington Street (42 units)

Mission Park at Folsom and Army (130 units)



A. INTRODUCTION

The Housing Inventory Report tracks changes to San Francisco's legal housing stock, primarily resulting from new construction and demolition of residential units. Illegal conversions for residential to non-residential use and illegal creation of units are accounted for only through the decennial census. This is the 18th annual report of a series started in 1960.

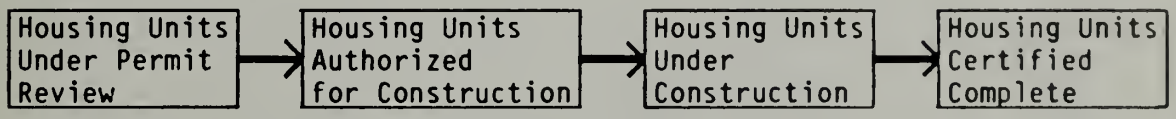
This report can be used for monitoring legal changes in the housing stock, determining housing trends, and evaluating housing policies and market trends.

This year's report contains new information on the completion of low-and moderate income housing, rental condominium conversions, and legal conversions to non-residential use.

The report focuses on units certified complete in the calendar year. Units certified complete are housing units in projects which obtained a final certificate of completion from the Department of Public Works' Bureau of Building Inspection. Completed projects are detailed by unit size, tenure condominium or rental, and whether the units resulted from public and private sector activity. District changes, and city and regional trends are also examined.

Information is also provided on the volume of units authorized for construction, of units in major projects under City Planning review, and units in major projects under construction in order to better assess overall housing production during this period.

HOUSING PRODUCTION


Housing Units Under Permit Review
Housing Units Authorized for Construction
Housing Units Under Construction
Housing Units Certified Complete

This year's findings are summarized in Part I and detailed data tables are contained in Part II. The reported data are aggregated by census tracts, district areas, citywide totals, and Bay Area County totals. Major projects are identified in the summary section.

The data compiled are from city records and includes the Department of Public Works Bureau of Building Inspection, Central Permit Bureau, Division of Apartments and Hotel Inspection, Department of City Planning, City Assessors and Condominium Subdivision Office, San Francisco Redevelopment Agency, Mayor's Office of Housing and Economic Development, Security Pacific Bank California Construction Trends Report, and the U.S. Department of Commerce Bureau of the Census statistic reports. To the extent possible the data have been cross-referenced and verified.

The Housing Inventory Report for 1986 and previous years are available to the public at the Main Library Government Documents Section and at the Zoning Information Counter at the Department of City Planning, 450 McAllister Street, San Francisco.

HOUSING TRENDS - 1970 TO 1986

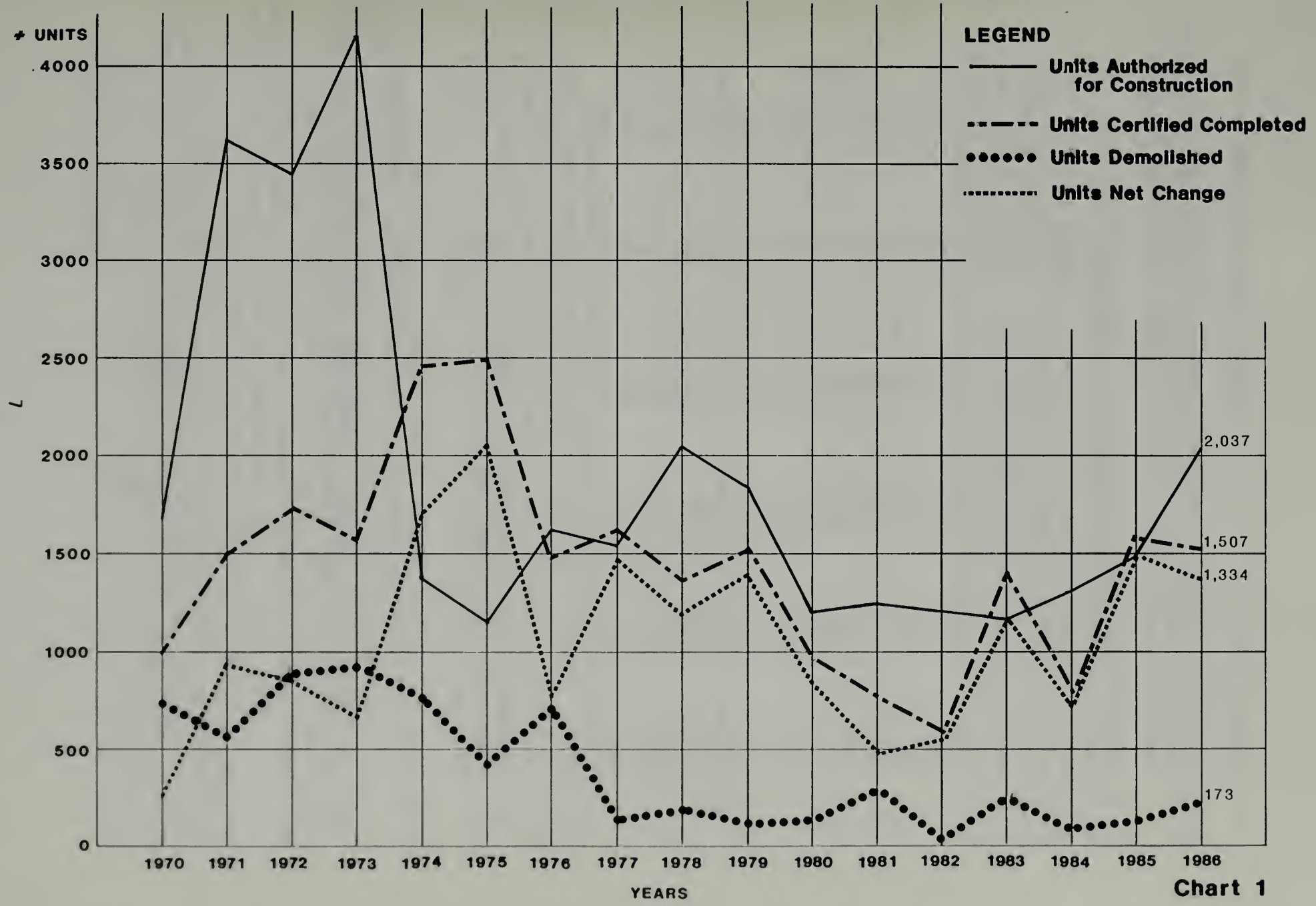


Chart 1

B. HOUSING TRENDS

Table 1 on this page and Chart 1 on the previous page provide a summary of housing trends since 1970 for residential new construction, demolition, legal conversions and net change to the housing stock.

TABLE 1. Housing Unit Trends Totals - 1970-1986

Years	Units Authorized for Const.	Units Certified Complete	Housing Units Demolished	*Units Authorized for non-Residential Conversion	Annual** Net Change
1986	2,037	1,507	173	38	1,296
1985	1,479	1,568	105	36	1,427
1984	1,313	790	79	33	768
1983	1,167	1,400	233	2	1,165
1982	1,215	589	42	10	537
1981	1,242	780	288	18	474
1980	1,202	980	128	4	843
1979	1,833	1,516	114	18	1,384
1978	2,045	1,375	174	2	1,199
1977	1,536	1,616	136	0	1,480
1976	1,622	1,480	707	5	768
1975	1,142	2,495	439	NA	2,056
1974	1,386	2,454	774	NA	1,680
1973	4,150	1,578	925	NA	653
1972	3,439	1,713	869	NA	850
1971	3,614	1,497	557	NA	940
1970	1,671	990	730	NA	260
TOTAL	27,814	24,411	6,467	166	17,895

TOTAL HOUSING UNITS COMPLETED SINCE 1980: 7,614
TOTAL HOUSING UNITS COMPLETED SINCE 1970: 24,411
TOTAL HOUSING STOCK IN 1986:*** 322,342

* This column accounts for authorized conversion of residential units to commercial or institutional use. It does not account for illegal conversions, mergers, commercial to residential conversions, residential hotel conversions or condominium conversions.

** This column does not account for illegal secondary units or illegal conversions. Units demolished and units converted are discounted from the annual total of new units constructed.

*** The housing stock total is based on 1980 Census which includes both legal and illegal units constructed which includes both legal and illegal units plus net gain of legal units to 1986

C. HOUSING PRODUCTION VOLUME - 1986

Housing production volume is assessed in terms of units certified complete, units under construction, units authorized for construction, and units under permit review.

1. Units Certified Complete. San Francisco Department of Public Works Central Permit Bureau certified 1,507 housing units as complete in 1986. This is about the same housing production level as in 1985 when 1,568 units were certified complete. Since 1980 7,611 units have been certified completed. Approximately 70 percent of these units were completed after 1983. The annual rate of completions has increased from a low of 580 units in 1982 to a high of 1,568 units in 1986. This is a major increase in annual housing completions comparable to the 1978 peak level. (See Chart 1)

Large multi-unit residential projects with more than 20 units accounted for 60 percent of the total units certified complete in 1986. Major projects certified complete included 410 units at San Francis Place, 130 units at Mission Park, 100 units at 54 McAllister, 50 units at 90 Bartlett, 42 units at 1945 Washington, 36 units at Hyde Street, and 24 units at 159 Jackson Street.

2. Units Under Construction. A number of large projects were mostly completed but not yet certified as complete in 1986. These projects included: 304 units at 2000 Post, 245 units at 1200 Van Ness, 200 units at 870 O'Farrell, 89 units at 440 Turk, 47 units at 1700 California, 45 units at 33 Bush, and 18 units at Chestnut Court for a total of 948 units.

An additional 1,324 units in major projects started construction in 1986. These projects included: 316 units at 66 Howard, 128 units at 200 Lombard, 76 units at 111 Chestnut, 127 units at 747 Post, 560 units at 198 Brannan, 48 units at 655 Powell, and 69 units at 1500 Sutter. It is estimated that about 2,500 units were under construction in 1986, including 1,156 units which are in the Rincon Point and South Beach Areas.

The San Francisco Redevelopment Agency started or facilitated construction of 2,030 units in 1986.

3. Units Authorized for Construction. San Francisco's Central Permit Bureau authorized 2,037 residential units for construction in 1986. This was a 38% increase from the 1,479 units authorized for construction in 1985 and the highest annual rate since 2,045 units were authorized in 1978.

Major projects (20 or more units) authorized for construction in 1986 included: 560 units at Bayshore Village, 190 units at 337 Folsom, 127 units at 747 Post, 85 units at 350 Steuart, 81 units at 2040 Franklin, 48 units at 655 Powell, 47 units at 2155 Moscow, 40 units at 250 Taylor Street, 24 units at 85 Ora Way, 22 units at 110 Broderick, 20 units at 2323 Van Ness and 20 units at 575 Cole Street. These projects totaled 1,309 units.

Other major projects approved by the Department of City Planning but not yet authorized for construction in 1986 by BBI included: 200 units at Balboa Park Reservoir, 180 units at 701 Frederick, 132 units at 23rd Street and Rhode Island, 63 units at Jerrold Avenue, 49 units at 665 Bush, and 33 units at 4150 17th Street. These projects totalled 657 units.

4. Units Under Review. Units under review by the Department of City Planning continued at relatively high levels with approximately 1,400 housing units in major projects under formal permit review as of March 1987. This is in addition to a 1,999 units proposed at 8th and Market. Approximately 500 additional units in major projects were under informal review as of March 1987. (These are projects being discussed with the Department by sponsors prior to formal application.)

San Francisco Redevelopment Agency reported 3,600 units in planning and pre-construction stage as of January 1987. These included 1,316 units in the Western Addition, 1,344 units in the Rincon Point-South Beach areas, and 557 units in the Yerba Buena Center Area.

D. HOUSING CHARACTERISTICS

1. Building Types. A few large multi-unit projects continue to account for the great majority of the units completed annually. Ten projects contained 60% of the units completed in projects with 20 or more units. There were a total of 330 residential projects with 1507 units completed in 1986: 30 projects contained 69 percent of the units completed, 128 buildings contained 20 percent of the units in 2 to 3 unit size buildings, and the remaining 172 single family units accounted for the remaining 11 percent of the total units.

Citywide trends in residential building types from 1975 to 1986 are contained in Chart 2 and Table 2 of page 11. Data Tables 1, 3, 6, 13, and 15 in Part II of the report contain building type information for Citywide, District, and Bay Area county totals.

2. Unit Sizes. In a reversal from previous years, the number of larger units with 2 and 3 bedroom units has increased. 5% were studios 20% were 1 bedroom, 47% of the units were 2 bedrooms, 20% were 3 bedrooms, and 5% were four or more bedroom units. Two or more bedroom units accounted for 72% of the units compared to 26% for one bedroom and studios units. (See Data Tables 4 and 16).

CHART 2. Annual New Housing Construction by Building Types 1975 to 1986

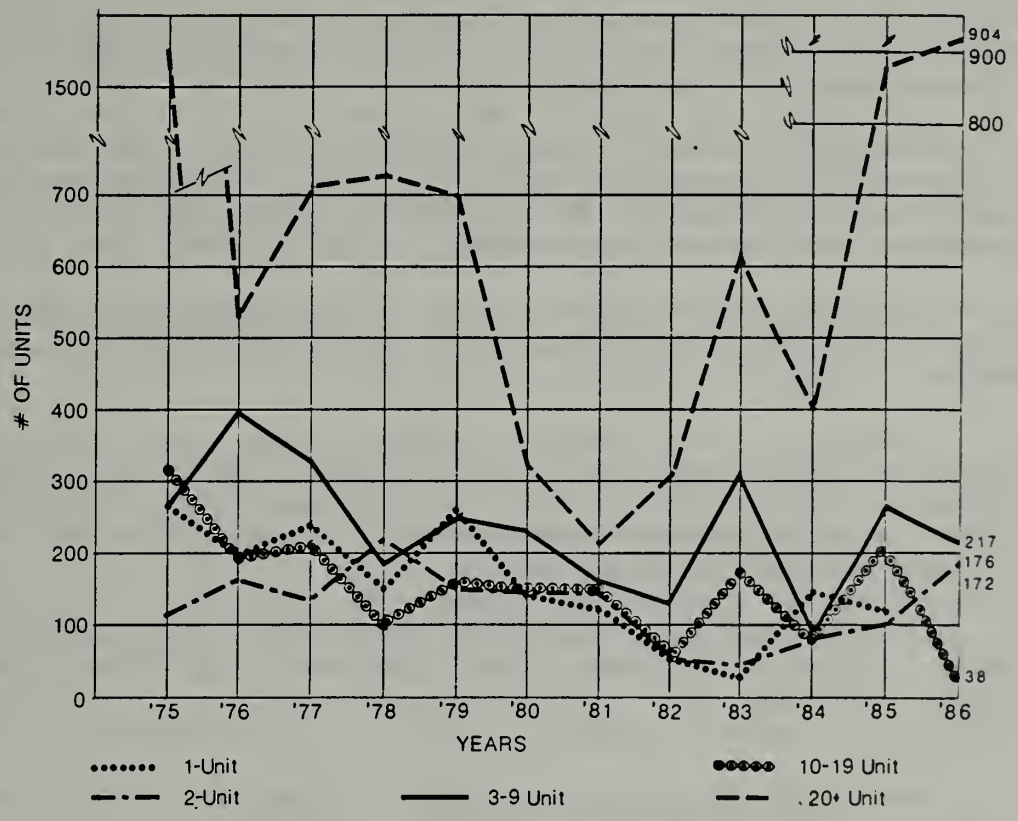


Table 2: Housing Construction by Building types - 1975 to 1986

Years	Total	1-Unit	2-Unit	3-9 Unit	10-19 Unit	20+ Unit
1986	1507	172	176	217	38	904
1985	1568	123	100	260	206	879
1984	790	144	76	92	77	401
1983	1,400	91	64	344	201	700
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
1979	1,516	260	150	250	158	698
1978	1,375	150	216	183	100	726
1977	1,616	239	134	324	209	710
1976	1,480	196	162	393	197	531
1975	2,495	264	110	266	314	1541
TOTAL	16,106	1,892	1,368	2,812	1,814	7,834

E. PUBLIC SECTOR ACTIVITY

Public sector housing activity refers to projects and housing units completed by San Francisco Redevelopment Agency, San Francisco Housing Authority, non-profit housing organizations or other private sponsors. Using public funds provided by the Mayor's Office of Housing and Economic Development (MOHED). Public sector projects may include market rate and low-and moderate income units.

Fifty-eight percent (58%) or 886 units of the 1,507 unit completed in 1986 resulted from public sector activity. Thirty percent (30%) of the units were Redevelopment Agency projects, 15% were non profit sponsored projects, and 13% were other MOHED assisted projects. See data Table 5).

Thirty-one percent (31%) or 476 units of the units completed in 1986 were low-and moderate income rental units. The balance were market rate units.

Funding for the low-and moderate income units completed included Community Development Block Grant (CDBG), California Housing Finance Agency (CHFA), California Rental Housing Construction Program (RHCP), San Francisco Mortgage Revenue Bond Program (City Bond), and Office Affordable Housing Production Program (OAHPP).

Of the 7,614 units completed since 1980, approximately 2,300 (30%) were for low-and moderate income households. Of these low-and moderate income units 66% were rental, 23% were coops, and the balance were for single family owner occupancy.

Non-profit Housing Development Corporations accounted for the completion of approximately 1,300 low-and moderate income units between 1980 and 1986. That is about 17% of all the units completed during this period and more than half (56%) of the 2,300 low-and moderate income units completed since 1980.

San Francisco Redevelopment Agency accounted for the completion of 6,331 low-and moderate income units from a total of 17,457 units completed since 1963. Of the 1,405 units presently under construction in San Francisco Redevelopment Areas, 34 percent are low-and moderate income housing units. An additional 3,608 housing units are planned or in pre-construction stage of which 615 units (17%) are for low-and moderate income households. (See San Francisco Redevelopment Program 1987 Fact Book for more detailed figures).

F. TENURE - Rental and Condominium Units

This section reports on new rental and condominium units and condominium conversions.

1. Rental Units. Of the 1,507 units completed in 1986, approximately 800 (53%) were new rental units . This is a major increase in new rental housing resulting largely from the completion of 410 units at St. Frances Place, 130 units at Kearny and Folsom, and nonprofit new housing construction in the Mission and North of Market which totaled 263 units. These rental projects included nonprofit low-and moderate income units and market rate units, with a broad mix of family, single and elderly units. In 1985 most of the 600 rental units completed were for elderly occupancy.

2. Owner Occupied Units. Of the 1,507 units completed in 1986, 250 units were condominiums, 172 units were single family, and 275 units were a mix of owner with rental units, and 800 units were rental as stated above.

The number of condominium units reported is generally greater than accounted in the reporting year because new projects may apply for condominium subdivision in future years and because new rental projects such as St. Francis Place may subsequently convert to condominium ownership. Conversely, new condominium projects may be rented initially before they are sold and they may again be rented after they are sold. These types of tenure changes are not accounted in the this report.

NEW CONDOMINIUM UNITS - 1980 to 1986

Year	Units	Percentage of Annual Total
1986	244	16%
1985	706	45%
1984	243	30%
1983	921	65%
1982	91	15%
1981	564	72%
1980	423	43%
TOTAL	3,192	

3. Condominium Conversions. The Department of Public Works Bureau of Engineering recorded 226 units converted from rental to condominium in 1986 and had pending at the end of the year applications for the conversion of 50 buildings with a total of 119 units. The number of units recorded includes projects which had applied prior to the 1983 Condominium Ordinance and the 200 unit annual limit. For conversion there is a one to two years or more lag period between application and recordation. Both units applied for and units recorded have decreased since 1980 as shown in the following table.

CONDOMINIUM CONVERSIONS - 1980 to 1986

Year	Applications (units)	Recordations (units)
1986	119	226
1985	175	294
1984	128	387
1983	267	570
1982	824	478
1981	747	624
1980	989	660
TOTAL	3,249	3,244

G. DEMOLITIONS AND CONVERSIONS

1. Residential Units Demolished. Demolition of residential units increased from 105 units in 1985 to 173 units in 1986. This is an increase of 16% over an annual average of 150 units per year since 1980.

In 1986, 127 single family units were demolished, consisting of 13 two unit buildings 3 three unit buildings and 1 eleven unit building. Demolition of single family units accounted for 73% of the total. (See Data Table 8).

In addition two residential hotels were demolished which contained 54 guest rooms. These two hotels were in such disrepair they were exempted by the Bureau of Building Inspection from the Residential Hotel Unit Conversion and Demolition Ordinance.

Since 1980 an average of 150 units per year have been demolished for a total of 1,048 units. About 70% of the units demolished are older single family units which generally are replaced at a higher density. Private sector activity accounted for all units demolished.

2. Residential Conversions. In 1986 18 permit applications containing 38 units were approved for conversion to non-residential use and 8 such applications were denied. Most conversions were in buildings with 2 or less units.

Conversions from non-residential use to residential use also occurred. In 1986 16 units were approved for conversion from commercial to residential uses.

The housing stock has gained units from the conversions of non-residential buildings to residential use. In 1983 two hospitals were converted to residential use for a gain of 286 units, and there are a number of major industrial buildings which have been converted to live/work dwelling units since 1980.

Merger of small units into larger units in 1986 accounted for a loss of 20 units. A total of 58 units were lost by mergers and non residential conversions.

Since 1980 only about 150 units have been legally authorized to convert from residential to commercial use. These were units approved for conversion under City Planning discretionary or conditional use review and does not include unauthorized conversions or residential to tourist hotel conversions.

A study conducted by the Department of City Planning in 1981 of apartment conversions in commercial and industrial zones concluded that conversion of approximately 1,000 units had taken place in these districts between 1970 and 1980. No subsequent survey has been conducted by the Department.

Another departmental study concluded that residential hotel units converted to tourist use occurred at a rate of about 1,200 units per year between 1975 and 1980. The Residential Hotel Unit Conversion and Demolition Ordinance adopted in July of 1981 has reduced the loss of residential hotel units. For further information, see the most current annual status report on the operation of the Residential Hotel Ordinance published by the Department of City Planning.

H. HOUSING STOCK

With a net increase of 1,296 legal units in 1986, the housing stock grew to 322,342 from 321,050 in 1985. Since 1980 the housing stock has added 7,614 legal units by new construction and lost 1,189 units through legal demolition or nonresidential conversions, resulting in a net gain of 6,425 units. This is an average net gain of 917 units per year since 1980.

The housing stock total for 1986 is based on the 1980 census which includes both legal and illegal units plus the net gain of legal units to 1986.

The replacement of single family units with multi-unit buildings, in some districts and addition of new projects has increased the housing density in some districts. (See Data Table 13).

I. AFFORDABILITY

Overall changes in housing affordability are complex, difficult to assess and beyond the scope of this report. This year's report focuses on a number of factors affecting the supply side of affordable housing for which data are available. These factors include (1) new construction of market rate and low-and moderate income units, (2) the demolition of older housing units and replacement at higher density, (3) the rehabilitation of units for low-and moderate income households by non profit development organizations, (4) the conversion of rental units to condominiums, (5) trends in residential hotel unit conversions and demolitions, (6) authorized residential to commercial conversions, (7) sample pricing of recently completed market rate and low-and moderate income rental housing projects, and (8) income limits for low-and moderate income housing projects. Other factors affecting the demand side of affordable housing including (1) population, income, employment, and household growth, (2) price increases in rental and for ownership units, and (4) increases in illegal secondary units or conversions are not considered.

This report has determined that 476 units out 1507 units completed in 1986 were low-and moderate income rental units produced by non profit development corporations, and that since 1980 2,300 of the new units completed have been for low-and moderate income households.

Since 1980 the city has enacted a number of ordinances and programs to increase and protect affordable housing units. These include: (1) the rehabilitation activity by non-profits which has preserved a great number of low-and moderate housing income units, (2) the Condominium Conversion Ordinance, (3) the Residential Hotel Unit Conversion and Demolition Ordinance, (4) the Residential Rent Stabilization Ordinance, (5) City Planning Code regulations which prohibit or discourage residential conversions or demolitions, and (6) the Office Affordable Housing Production Program.

1. Affordable Housing Price Ranges. Low-and moderate income units are units affordable to households with incomes which in 1986 were between 80% and 120% of the San Francisco PMSA* median income as determined by the Department of Housing and Urban Development (HUD), and where no more than 30% of the household income is devoted to rental payments. The 1986 income limits for very low to moderate income households are noted in the following page.

* The San Francisco Primary Metropolitan Statisical Area (PMSA) includes San Mateo and Marin County.

HOUSEHOLD RENT AND INCOME LIMITS PER HOUSEHOLD SIZE - 1986

Household Size: (persons)	1	2	3	4
	* Affordable Income/Rent	* Affordable Income/Rent	* Affordable Income/Rent	* Affordable Income/Rent
Very Low Income (50%)	$12,705/$317	$14,520/$363	$16,335/$408	$18,150/$ 453
Lower Income (80%)	$20,328/$508	$23,232/$580	$26,136/$653	$29,040/$ 726
Median Income (100%)	$25,410/$635	$29,040/$725	$32,670/$816	$36,300/$ 907
Moderate Income(120%)	$30,492/$762	$34/848/$871	$39,204/$980	$43,500/$1,089

* Affordable rent means 30% of income is spent for rent.

San Francisco PMSA median income for a household of four increased from $36,300 in 1986 to $39,800 in 1987.

2. Sample Prices of New Rental Projects. The following page lists four projects which exemplify rental prices for newly constructed market rate and affordable units. The first three projects listed are private sector sponsored projects with a mix of market rate and below market rate units which were assisted with public funding. The fourth project is an all low-and moderate income unit project sponsored by a nonprofit development corporation with public funding. The fifth and sixth projects are market rate condominium projects.

MAJOR NEW PROJECTS WITH LOWER INCOME RENTAL UNITS:

	Project		Units	Unit Type	Unit Mix	Average Square Footage	Average Unit Rent/Price
1)	St. Francis Place Third and Folsom	market rate rental	328	Studio	40	533	$703
				1Bd Jr	26	364	$760
				1 Bed	98	683	$830
				2 Bed	210	1,071	$1,300
				3B/2b	2	1,429	$1,685
				2B/2b	26	1,429	$1,473
		low/moderate rental	82	Studio	NA	533	$530
				1 Bed	NA	695	$610
				2 Bed	NA	1,071	$690

	Project		Units	Unit Size	Unit Mix	Average Square Footage	Average Unit Rent/Price
2)	Mission Park 3200 Army St.	market rate rental	107	2 Bed	107	850	$835
		low/moderate rental	23	2 Bed	23	NA	$619
3)	Winterland Post at Steiner	market rate rental	244	Studio	28	473	$785
				1Bd/Jr.	6	523	$900
				1Bd/Jr.	38	617	$945
				Penths	6	740	$1,137
				2 Bed	17	915	$1,374
		low/moderate rental	60	Studio	NA	473	$481
				1 Bed	NA	617	$550
				2 Bed	NA	915	$619
4)	Dorothy Day Community 54 McAllister	low/moderate rental	100	Studio	25	415	$657
				1 Bed	75	540	$758
5)	Jackson Square 1590 Jackson	market rate (condos)	24	Studio	8	670	$125,000
				1 Bed	12	900	$175,000
				2 Bed	8	1,200	$230,000
6)	Park Hill 355 Buena Vista	market rate (condos)	136	Studio	4	630	$78-133,000
				1 Bed	114	850	$115-200,000
				2 Bed	18	1,200	$196-365,000

3. New Construction. New construction added 7,614 units since 1980; 2,300 units (30%) were for low-and moderate income households, and only 1,300 (17%) out of the 7,614 units were rental units.

4. Demolitions. In 1986 there were 173 units demolished and since 1980 there have been 1,048 units lost through private sector residential demolition activity. About 75% of these units were single family units. These units are generally replaced with two units or more for every unit demolished, where permitted by zoning. Complete data are not available on occupancy, costs and condition of units demolished, or the net housing gain resulting from units demolitions and housing price increases.

5. Condominium Conversions. Conversion of rental units to condominium ownership can affect housing affordability but does not result in a loss of housing units. From 1980 to 1986, 3,244 rental units have been converted to condominium occupancy. However, no complete information is available on the number of units purchased by renter occupants, the number of units which might have remained in the moderate income housing stock, or the number of units which have moved out of the affordable housing stock.

Condominium conversions have been greatly reduced since the adoption in December 1982 of amendments to the Condominium Conversion Ordinance which limits conversions to less than 200 units annually and protect low-and moderate income units. Currently, only 119 units applied for conversion in 1986 and only a portion of these units will proceed through the entire review process. Additional information on the implementation of the affordability provisions is contained in a report to the Board of Supervisors dated March 20, 1986.

6. Commercial Conversions. Since 1980 about 150 units have been approved for legal conversion by the Department of City Planning. No information is available regarding the affordability of these units. This does not account for unauthorized conversions during this period. In recent years the city has adopted a number of controls which prohibit or limit residential conversions in industrial and commercial districts.

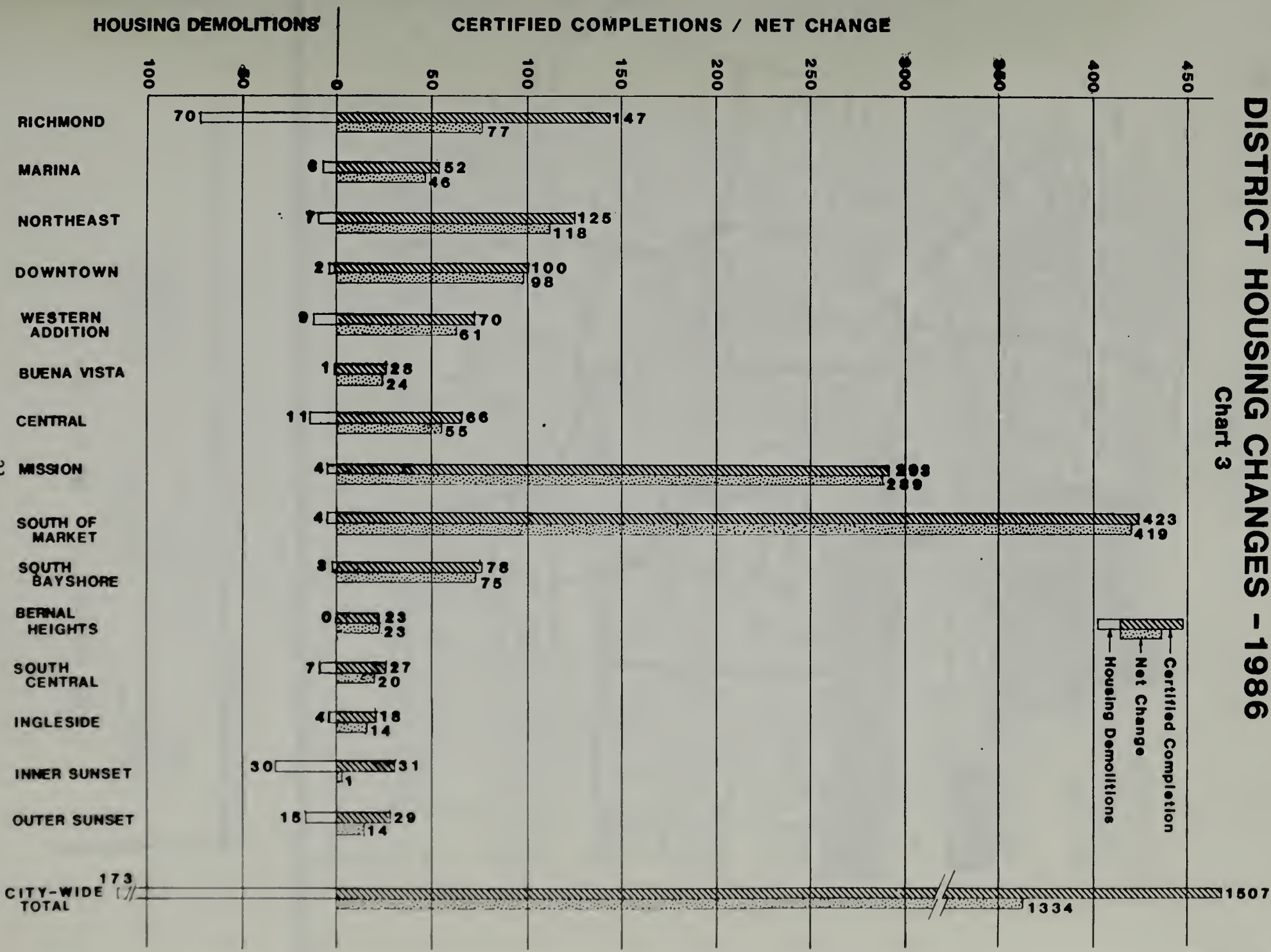
7. Residential Hotel Units. Conversion and demolition of residential hotel units are controlled by the Residential Hotel Ordinance adopted in July 1981. A report on the operation of the Residential Hotel Ordinance published in November of 1985 by the Department of City Planning and subsequent updates indicate that the ordinance has been largely effecting in limiting the conversion and demolition of residential hotel units. However, many of these units have experienced relatively high rent increases resulting from rapid tenancy turn over and vacancy decontrol rent increases.

The annual Residential Hotel Ordinance status report by the Bureau of Building Inspection for 1987 accounts for 499 buildings containing 18,716 units, with a number of formerly residential status hotels now classified as non-profit and exempt from the ordinance. There were no residential hotel units approved for conversion to tourist or other commercial uses during the 1986 reporting period, but there were 2 buildings with 54 guests rooms that were exempt from the ordinance and demolished.

A number of these residential hotels are currently participating in the City's homeless program. About 1,833 guest rooms in 29 residential hotels have been reserved for the operation of the City's homeless program. These units still retain their residential hotel status although they are now being used by the homeless for 3 to 5 nights at a time.

1591 Jackson Street (24 units)
Northeast District

90 Barlett Street (50 units)
Mission District



DISTRICT HOUSING CHANGES - 1986

Chart 3

PLANNING DISTRICTS

1 RICHMOND	6 BUENA VISTA	11 BERNAL HEIGHTS
2 MARINA	7 CENTRAL	12 SOUTH CENTRAL
3 NORTHEAST	8 MISSION	13 INGLESIDE
4 DOWNTOWN	9 SOUTH OF MARKET	14 INNER SUNSET
5 WESTERN ADDITION	10 SOUTH BAYSHORE	15 OUTER SUNSET

203 CENSUS TRACTS SPECIAL AREAS

J. DISTRICT FINDINGS

District housing changes are reported by 15 city planning district as shown on Map 1 on page 20. The principal findings for the districts are illustrated by Chart 1 on page 19. This information is further detailed in data tables 12 through 18 in Part II of this report. Table 19a contains district net changes from 1975 through 1986.

The districts which experienced the most units completed in 1986 were the South of Market with 423 units; the Mission with 293 units; the Richmond with 147 units; the Northeast wisth 125 units; and the Downtown, 100 units. These five districts contained 1,088 units completed in 1986, or 72% of the citywide total.

The districts with the most units demolished were the Richmond and the Sunset. These two districts contained 122 (60%) of the 173 units demolished citywide. The Richmond gained 147 units from new construction and lost 77 units from demolition, for a net gain of 70 units. The Sunset gained 60 units from new construction and lost 45 units from demolition, for a net gain of 15 units. These districts were the most active in units demolished and replacement housing. (Data tables 12, 14, 17).

There was a net loss of single family housing in eight of the fifteen districts. The Richmond and the Sunset accounted for most of the single family units demolished. The Richmond had 54 single family units demolished and 16 units in 2 to 4 unit buuildings. The Sunset had 30 single family units demolished and 7 units in builings with 2 to 4 units. Citywide there was a net gain of 45 single family homes, with most the new units in the South Bayshore and South central districts. (Data table 13).

New residential construction in the Richmond was primarily in the 2 to 4 unit buildings (139 units) with most of the units as flata containing 3 or more bedrooms. Other districts such as the South of Market and Downtown gained mostly in studio and one bedroom units in large projects with 20 units or more. (Data tables 15 and 16).

Housing activity for the Richmond district has been compiled from 1980 to 1986 to demonstrate how the Housing Information Series reports can be used to compile annual housing changes for each district. District data can be further detailed by building types and unit sizes using the annual Housing Information Series reports. Table 3 on the following page shows that the Richmond district has had a high ranking in units demolished and in units constructed compared to other City districts.

Table 3. The Richmond District Housing and Demolition Trends -1980-1986

	Housing Units completed	(Ranking)*	Housing Units Demolished	(Ranking)	Net Gain in Housing units
1986	147	(3)	70	(1)	77
1985	101	(3)	41	(1)	60
1984	156	(2)	19	(2)	137
1983	149	(4)	44	(2)	105
1982	61	(3)	17	(1)	44
1981	124	(2)	37	(4)	87
1980	223	(1)	33	(1)	190
TOTAL	961		261		700

*The districts are ranked in decending order from 1 to 15.

558 28th Avenue (4 units)
Richmond District

BAY AREA 9 COUNTY REGION

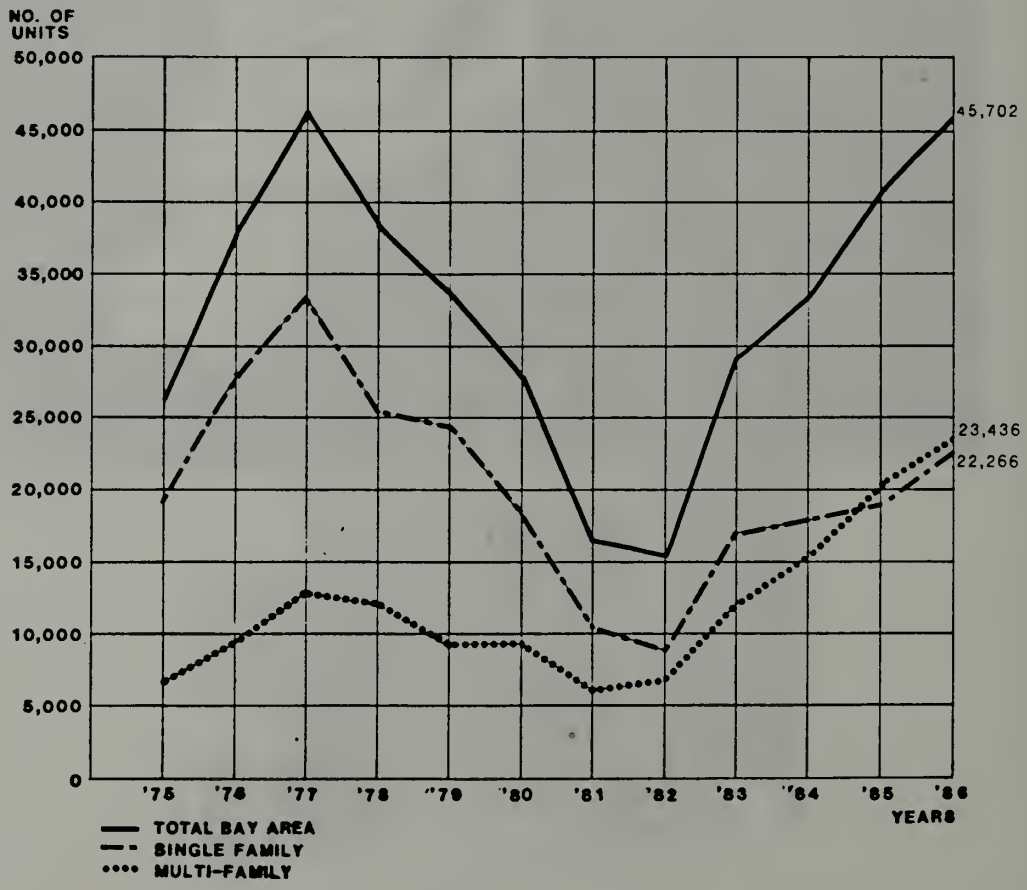
K. REGIONAL TRENDS

In 1986, 45,702 housing units were authorized for construction in the Bay Area 9 counties, an increase of 13% from 40,502 units in 1985.

Chart 4 below shows that after 1978 there was a four year decline in units authorized for construction in Bay Area totals followed by a four year increase from 1982 to 1986. In 1986, three times more units were authorized for construction than in 1982.

San Francisco followed a similar cycle to that of the Bay Area in units authorized for construction from 1978 and 1986, although San Francisco housing production cycles was less pronounced. In the upward cycle, from 1982 to 1986, Bay Area housing increased by 300% while San Francisco housing production increased only by 70% during this period, and in the downward cycle, from 1978 to 1982, Bay Area housing decreased by 300% while San Francisco housing production decreased only by 70%. Housing production in terms of units authorized for construction has been more stable in San Francisco than in the Bay Area region during this cycle.

CHART 4. Bay Area Housing Trends 1975-1986



Three of the 9 Bay Area counties accounted for 66% of the units authorized for construction in 1986. These were Contra Costa, 12,952 units; Alameda, 9,159 units; and Santa Clara, 8,217 units. These counties geneally produce the most units annually, whereas Napa, Marin and San Francisco produce comparatively the least. The 9 Bay Area counties are ranked below:

Counties	Units Authorized - 1986	Percentage
1. Contra Costa	12,952	28%
2. Alameda	9,159	20%
3. Santa Clara	8,217	18%
4. Solano	4,693	10%
5. Sonoma	3,826	8%
6. San Mateo	3,445	8%
7. San Francisco	2,037	4%
8. Marin	773	2%
9. Napa	600	2%
TOTAL	45,702	

As in 1985, more multi-unit than single family housing units were authorized for construction in 1986. Chart 4 and the figures below show that there has been a gradual increase in the number of multi-unit project annually authorized for construction in the Bay Area. This reflects an increase in housing density in the Bay Area.

San Francisco accounted for 4% of the total Bay Area units authorized for construction in 1986. In multi-unit housing San Francisco accounted for 8% of the Bay Area multi-unit projects whereas in single family housing San Francisco accounted for approximately one half of one percent. This is because 93% of the units authorized for construction in San Francisco are in multi-unit projects.

BAY AREA SINGLE AND MULTI-UNIT CONSTRUCTION

Year	Single Family	Multi-Family	Total	Single Family as Percent of total
1986	22,266	23,436	45,702	48%
1985	18,937	21,565	40,502	47%
1984	18,079	15,216	33,295	54%
1983	17,077	12,049	29,126	59%
1982	8,812	6,600	15,412	57%
1981	10,414	6,162	16,576	63%
1980	18,345	9,507	27,852	66%
1979	24,405	9,358	33,763	72%
TOTAL	138,335	103,893	242,228	

Part II.

HOUSING DATA TABLES AND MAPS 1986

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1986

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	58
1 to 4	41
5 to 9	19
10 to 24	23
25 to 410	9

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

HOUSING UNIT DEMOLITION · 1986

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	104
1 to 4	38
5 to 25	8

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

NET CHANGE IN NUMBER OF HOUSING UNITS · 1986

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 1 to Minus 4	10
0	58
Plus 1 to Plus 5	44
Plus 6 to Plus 25	29
Plus 26 to Plus 410	9

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

CONDOMINIUM COMPLETIONS · 1986

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	128
2 to 4	10
5 to 9	4
10 to 24	5
25 to 42	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1986

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	45	45
Two Units	75	150
Three Units	37	111
Four Units	6	24
5-9 Units	11	73
10-19 Units	2	27
20 or More	10	904
Total	186	1334

TABLE 2

San Francisco Housing Stock, December, 1986

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110761	34.4
Two Units	36033	11.2
3 to 4 Units	34966	10.8
5 to 9 Units	36694	11.4
10 or More	103930	32.2
Total	322384	100.0

TABLE 3

Housing Units Certified Complete, 1986
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	172	52.1	172	11.4
Two Units	88	26.7	176	11.7
Three Units	40	12.1	120	8.0
Four Units	6	1.8	24	1.6
5-9 Units	11	3.3	73	4.8
10-19 Units	3	.9	38	2.5
20 or More	10	3.0	904	60.0
Total	330	100.0	1507	100.0

TABLE 4

Housing Units Certified Complete 1986
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	81	5.4
One Bedroom	307	20.4
Two Bedrooms	715	47.4
Three Bedrooms	303	20.1
Four or More	73	4.8
Not Known	21	1.4
Total	1507	100.0

TABLE 5

Private and Public Sector Share of Completed Units. 1986

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Sector	624	41.4	57096443	66.8
Public Sector	883	58.6	28337601	33.2
Redevelopment Agcy	454	30.1	2547300	3.0
Housing Authority	0	0.0	0	0.0
Nonprofit Sponsor	234	15.5	13246000	15.5
MOHED	195	12.9	12544301	14.7
Citywide Total	1507	100.0	85434044	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1986

County	Single Family	Multi Family	Total	Estimated $Cost*	Const. Cost per unit	% Single Family per unit
1. Contra Costa	6186	6766	12,952	808639.0	62	47.7
2. Alameda	3925	5234	9,159	760676.0	83	42.8
3. Santa Clara	3244	4973	8217	657098.0	74	39.4
4. Solano	3123	1570	4693	353844.0	75	66.5
5. Sonoma	3356	470	3826	291023.0	76	87.7
6. San Mateo	1347	2098	3445	368697.0	107	39.1
7. San Francisco	139	1898	2037	287218.0	141	6.8
8. Marin	477	296	773	108282.0	140	61.7
9. Napa	469	131	600	68701.0	114	78.1
Total	22266	23436	45702	3704178.0	81	48.7

* Estimated costs in 1,000's $

Source: 'Construction Reports' Real Estate Research Council of Northern California and Security Pacific Bank

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1986

	1986	1984	1983	1982	1981	1980	1979	1978	1977	1975
Total Bay Area	45702	33295	29126	15412	16576	27852	33953	48284	46235	37663
Total Bay Area Minus San Francisco	43665	31982	27959	14197	15334	26650	32120	46239	44699	36041
Total San Francisco	2037	1313	1167	1215	1242	1202	1833	2045	1536	1622
Multi Family Bay Area minus San Francisco	21538	14312	11038	5535	5003	8495	7944	21278	11662	8219
Multi Family San Francisco	1898	904	1011	1065	1159	1012	1594	1618	1167	1310
Single Family Bay Area minus San Francisco	22127	17670	16921	8662	10331	18155	24176	24961	33037	27822
Single Family San Francisco	139	409	156	150	83	190	239	227	369	312

Source: Ibid 1975- 1986

TABLE 8

Housing Unit Demolitions 1986

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	127	88.2	127	73.4
Two Units	13	9.0	26	15.0
Three Units	3	2.1	9	5.2
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	1	.7	11	6.4
20 or More	0	0.0	0	0.0
Total	144	100.0	173	100.0

TABLE 9

Demolitions by Public Action by Structure Type , 1986

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Units	0	0.0	0	0.0
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1976 - 1986

Year	Total Units Demolished	Demolished asd a Result of Public Action	Public Action as Percent of Total
1986	173	0	0.0
1985	105	0	0.0
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
Total	2179	712	32.7

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	9	South of Market	419	31.4
2	8	Mission	289	21.7
3	3	Northeast	118	8.8
4	4	Downtown	98	7.3
5	1	Richmond	77	5.8
6	10	South Bayshore	75	5.6
7	5	Western Addition	61	4.6
8	7	Central	55	4.1
9	2	Marina	46	3.4
10	6	Buena Vista	24	1.8
11	11	Bernal Heights	23	1.7
12	12	South Central	20	1.5
13	13	Ingleside	14	1.0
14	15	Outer Sunset	14	1.0
15	14	Inner Sunset	1	.1
Total			1334	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1986

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	77	Richmond	123	Western Addition	27	Western Addition	27	South of Market	410
2	South Central	20	Central	27	Central	16	Central	11	Mission	264
3	Bernal Heights	9	Northeast	22	Inner Sunset	9	Richmond	0	Downtown	100
4	Ingleside	9	Mission	19	Northeast	8	Marina	0	Northeast	88
5	Buena Vista	6	Outer Sunset	19	Mission	8	Northeast	0	Marina	42
6	Central	1	Buena Vista	18	Ingleside	5	Downtown	0	Richmond	0
7	Northeast	0	Inner Sunset	16	Richmond	0	Buena Vista	0	Western Addition	0
8	Marina	-2	Bernal Heights	14	Marina	0	Mission	0	Buena Vista	0
9	Downtown	-2	South of Market	12	Downtown	0	South of Market	0	Central	0
10	Mission	-2	Western Addition	11	Buena Vista	0	South Bayshore	0	South Bayshore	0
11	South of Market	-3	Marina	6	South of Market	0	Bernal Heights	0	Bernal Heights	0
12	Western Addition	-4	Downtown	0	South Bayshore	0	South Central	0	South Central	0
13	Outer Sunset	-5	South Central	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Inner Sunset	-13	Ingleside	0	South Central	0	Outer Sunset	0	Inner Sunset	0
15	Richmond	-46	South Bayshore	-2	Outer Sunset	0	Inner Sunset	-11	Outer Sunset	0
Total		45		285		73		27		904

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	9	South of Market	423	28.1
2	8	Mission	293	19.4
3	1	Richmond	147	9.8
4	3	Northeast	125	8.3
5	4	Downtown	100	6.6
6	10	South Bayshore	78	5.2
7	5	Western Addition	70	4.6
8	7	Central	66	4.4
9	2	Marina	52	3.5
10	14	Inner Sunset	31	2.1
11	15	Outer Sunset	29	1.9
12	12	South Central	27	1.8
13	6	Buena Vista	25	1.7
14	11	Bernal Heights	23	1.5
15	13	Ingleside	18	1.2
Total			1507	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1986

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	78	Richmond	139	Western Addition	27	Western Addition	27	South of Market	410
2	South Central	27	Central	29	Central	16	Central	11	Mission	264
3	Ingleside	11	Northeast	26	Inner Sunset	9	Richmond	0	Downtown	100
4	Central	10	Outer Sunset	21	Northeast	8	Marina	0	Northeast	88
5	Bernal Heights	9	Mission	19	Mission	8	Northeast	0	Marina	42
6	Richmond	8	Buena Vista	18	Ingleside	5	Downtown	0	Richmond	0
7	Outer Sunset	8	Inner Sunset	18	Richmond	0	Buena Vista	0	Western Addition	0
8	Buena Vista	7	Western Addition	14	Marina	0	Mission	0	Buena Vista	0
9	Inner Sunset	4	Bernal Heights	14	Downtown	0	South of Market	0	Central	0
10	Northeast	3	South of Market	12	Buena Vista	0	South Bayshore	0	South Bayshore	0
11	Marina	2	Marina	8	South of Market	0	Bernal Heights	0	Bernal Heights	0
12	Western Addition	2	Ingleside	2	South Bayshore	0	South Central	0	South Central	0
13	Mission	2	Downtown	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	South of Market	1	South Bayshore	0	South Central	0	Inner Sunset	0	Inner Sunset	0
15	Downtown	0	South Central	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		172		320		73		38		904

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1986

	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	40	South of Market	124	South of Market	250	Richmond	73	Richmond	28
2	Downtown	25	Downtown	75	Mission	213	South Bayshore	47	South Central	17
3	Northeast	8	Northeast	43	Northeast	51	Mission	46	Central	5
4	Mission	8	Mission	19	Richmond	41	Central	25	Ingleside	5
5	Richmond	0	Marina	14	Marina	31	Northeast	23	Outer Sunset	5
6	Marina	0	Western Addition	13	Western Addition	28	Outer Sunset	21	Western Addition	4
7	Western Addition	0	Richmond	6	Central	28	Inner Sunset	15	Inner Sunset	4
8	Buena Vista	0	Buena Vista	6	South Bayshore	28	Bernal Heights	12	South Bayshore	3
9	Central	0	Central	5	Buena Vista	12	South of Market	8	Northeast	1
10	South Bayshore	0	Bernal Heights	1	Inner Sunset	12	South Central	8	Bernal Heights	1
11	Bernal Heights	0	Outer Sunset	1	Ingleside	10	Marina	7	Marina	0
12	South Central	0	South Bayshore	0	Bernal Heights	8	Western Addition	7	Downtown	0
13	Ingleside	0	South Central	0	Outer Sunset	3	Buena Vista	7	Buena Vista	0
14	Inner Sunset	0	Ingleside	0	South Central	1	Ingleside	3	Mission	0
15	Outer Sunset	0	Inner Sunset	0	Downtown	0	Downtown	0	South of Market	0
Total		81		307		715		303		73

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	1	Richmond	70	40.5
2	14	Inner Sunset	30	17.3
3	15	Outer Sunset	15	8.7
4	7	Central	11	6.4
5	5	Western Addition	9	5.2
6	3	Northeast	7	4.0
7	12	South Central	7	4.0
8	2	Marina	6	3.5
9	8	Mission	4	2.3
10	9	South of Market	4	2.3
11	13	Ingleside	4	2.3
12	10	South Bayshore	3	1.7
13	4	Downtown	2	1.2
14	6	Buena Vista	1	.6
15	11	Bernal Heights	0	0.0
Total			173	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1986

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	54	Richmond	16	Richmond	0	Inner Sunset	11	Richmond	0
2	Inner Sunset	17	Northeast	4	Marina	0	Richmond	0	Marina	0
3	Outer Sunset	13	Western Addition	3	Northeast	0	Marina	0	Northeast	0
4	Central	9	Marina	2	Downtown	0	Northeast	0	Downtown	0
5	South Central	7	Central	2	Western Addition	0	Downtown	0	Western Addition	0
6	Western Addition	6	South Bayshore	2	Buena Vista	0	Western Addition	0	Buena Vista	0
7	Marina	4	Ingleside	2	Central	0	Buena Vista	0	Central	0
8	Mission	4	Inner Sunset	2	Mission	0	Central	0	Mission	0
9	South of Market	4	Outer Sunset	2	South of Market	0	Mission	0	South of Market	0
10	Northeast	3	Downtown	0	South Bayshore	0	South of Market	0	South Bayshore	0
11	Downtown	2	Buena Vista	0	Bernal Heights	0	South Bayshore	0	Bernal Heights	0
12	Ingleside	2	Mission	0	South Central	0	Bernal Heights	0	South Central	0
13	Buena Vista	1	South of Market	0	Ingleside	0	South Central	0	Ingleside	0
14	South Bayshore	1	Bernal Heights	0	Inner Sunset	0	Ingleside	0	Inner Sunset	0
15	Bernal Heights	0	South Central	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		127		35		0		11		0

TABLE 19
Planning District Trends, 1980 1986

Planning District	Completions Number	%	Demolitions Number	%	Net Change
1 Richmond	994	13.0	258	25.1	736
2 Marina	218	2.9	76	7.4	142
3 Northeast	1097	14.3	81	7.9	1016
4 Downtown	261	3.4	126	12.3	135
5 Western Addition	1401	18.3	142	13.8	1259
6 Buena Vista	291	3.8	4	.4	287
7 Central	392	5.1	36	3.5	356
8 Mission	670	8.8	38	3.7	632
9 South of Market	706	9.2	69	6.7	637
10 South Bayshore	604	7.9	22	2.1	582
11 Bernal Heights	116	1.5	8	.8	108
12 South Central	281	3.7	70	6.8	211
13 Ingleside	283	3.7	16	1.6	267
14 Inner Sunset	204	2.7	51	5.0	153
15 Outer Sunset	128	1.7	30	2.9	98
Total	7646	100.0	1027	100.0	6619

Table 19A

Annual Net Change for Planning Districts 1976- 1986											
Planning District	Annual Net Change										
	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976
Richmond	77	90	137	105	44	87	190	53	92	147	67
Marina	46	61	5	21	-5	9	4	13	35	176	-1
Northeast	118	112	111	22	276	274	103	66	217	403	195
Downtown	98	100	0	-57	0	-60	54	-6	0	33	0
Western Addition	61	459	240	465	11	-55	78	285	197	136	32
Buena Vista	24	149	11	30	4	35	31	11	3	21	9
Central	55	48	34	15	69	40	93	201	58	104	98
Mission	289	41	-2	151	31	18	103	59	44	37	26
South of Market	419	97	61	-5	16	31	-14	271	35	2	-29
South Bayshore	75	91	42	317	26	16	14	34	235	131	-14
Bernal Heights	23	4	6	9	17	26	23	22	33	29	41
South Central	20	16	24	25	18	18	88	135	95	157	64
Ingleside	14	146	0	15	13	37	41	84	51	63	51
Inner Sunset	1	24	8	51	22	4	42	159	80	21	167
Outer Sunset	14	25	34	3	5	12	2	15	26	20	47
Total	1334	1463	711	1167	547	492	852	1402	1201	1480	773

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1986			
Year	Completions	Demolition	Net Change
1986	1507	173	1334
1985	1568	105	1463
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-86 Cumulative Count	24411	6467	18061

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	3	Northeast	104	42.6
2	5	Western Addition	51	20.9
3	2	Marina	42	17.2
4	7	Central	12	4.9
5	9	South of Market	10	4.1
6	8	Mission	9	3.7
7	14	Inner Sunset	9	3.7
8	1	Richmond	4	1.6
9	6	Buena Vista	3	1.2
10	4	Downtown	0	0.0
11	10	South Bayshore	0	0.0
12	11	Bernal Heights	0	0.0
13	12	South Central	0	0.0
14	13	Ingleside	0	0.0
15	15	Outer Sunset	0	0.0
Total			244	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1986

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Northeast	16	Western Addition	14	Western Addition	27	Northeast	88
2	Marina	0	Western Addition	10	Inner Sunset	9	Richmond	0	Marina	42
3	Northeast	0	South of Market	10	Central	5	Marina	0	Richmond	0
4	Downtown	0	Mission	9	Richmond	0	Northeast	0	Downtown	0
5	Western Addition	0	Central	7	Marina	0	Downtown	0	Western Addition	0
6	Buena Vista	0	Richmond	4	Northeast	0	Buena Vista	0	Buena Vista	0
7	Central	0	Buena Vista	3	Downtown	0	Central	0	Central	0
8	Mission	0	Marina	0	Buena Vista	0	Mission	0	Mission	0
9	South of Market	0	Downtown	0	Mission	0	South of Market	0	South of Market	0
10	South Bayshore	0	South Bayshore	0	South of Market	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	Bernal Heights	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	South Central	0	Bernal Heights	0	South Central	0	South Central	0
13	Ingleside	0	Ingleside	0	South Central	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Inner Sunset	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		59		28		27		130

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1986
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
104	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
108	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
109	2	2	0	0	2	6	0	0	0	0	0	0	0	0	4	8
110	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
111	-2	-2	0	0	0	0	0	0	1	8	0	0	1	31	0	37
115	0	0	0	0	0	0	0	0	0	0	0	0	1	33	1	33
123	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
125	0	0	0	0	0	0	0	0	0	0	0	0	1	100	1	100
126	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
130	-2	-2	-1	-2	1	3	0	0	0	0	0	0	0	0	-2	-1
131	0	0	0	0	0	0	0	0	0	0	0	0	1	42	1	42
152	-2	-2	1	2	0	0	0	0	0	0	0	0	0	0	-1	0
153	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
154	-4	-4	1	2	0	0	0	0	0	0	0	0	0	0	-3	-2
155	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
156	0	0	0	0	-1	-3	0	0	0	0	1	12	0	0	0	9
157	-3	-3	3	6	1	3	0	0	0	0	0	0	0	0	1	6
158	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
161	0	0	0	0	0	0	0	0	1	8	1	15	0	0	2	23
164	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
165	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
166	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
167	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
168	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
169	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
170	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
171	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
17601	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
17901	0	0	0	0	0	0	0	0	0	0	0	0	1	410	1	410
201	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
202	-1	-1	0	0	1	3	0	0	1	8	0	0	0	0	1	10
204	1	1	3	6	0	0	0	0	0	0	1	11	0	0	5	18
206	0	0	2	4	0	0	0	0	1	5	0	0	0	0	3	9
207	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
208	0	0	0	0	0	0	0	0	0	0	0	0	1	50	1	50
210	0	0	2	4	0	0	1	4	0	0	0	0	0	0	3	8
212	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
213	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
214	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1986
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
215	-3	-3	0	0	1	3	0	0	1	5	0	0	0	0	-1	5
216	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
217	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	-4	-4	4	8	0	0	0	0	1	6	0	0	0	0	1	10
226	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
227	-2	-2	6	12	0	0	0	0	0	0	0	0	0	0	4	10
228	1	1	0	0	1	3	0	0	0	0	0	0	1	63	3	67
229	0	0	1	2	1	3	0	0	0	0	0	0	1	130	3	135
230	64	64	0	0	0	0	0	0	0	0	0	0	0	0	64	64
231	10	10	-1	-2	0	0	0	0	0	0	0	0	0	0	9	8
232	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
252	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
253	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
254	2	2	4	8	0	0	0	0	0	0	0	0	0	0	6	10
255	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
259	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
260	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
261	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
262	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
264	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
302	-3	-3	2	4	0	0	0	0	1	9	0	0	0	0	0	10
303	-11	-11	4	8	0	0	0	0	0	0	-1	-11	0	0	-8	-14
304	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	5
305	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
311	3	3	0	0	0	0	0	0	1	5	0	0	0	0	4	8
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
313	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
326	-7	-7	2	4	1	3	0	0	0	0	0	0	0	0	-4	0
327	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
331	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
332	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
351	-2	-2	2	4	0	0	0	0	0	0	0	0	0	0	0	2
352	-1	-1	1	2	2	6	0	0	0	0	0	0	0	0	2	7
353	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
354	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
401	-4	-4	0	0	0	0	0	0	0	0	0	0	0	0	-4	-4
402	0	0	2	4	3	9	0	0	0	0	0	0	0	0	5	13
426	-10	-10	1	2	3	9	1	4	0	0	0	0	0	0	-5	5
427	-10	-10	1	2	4	12	0	0	0	0	0	0	0	0	-5	4

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1986
Page 3

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
451	0	0	3	6	0	0	1	4	0	0	0	0	0	0	4	10
452	-3	-3	1	2	5	15	0	0	0	0	0	0	0	0	3	14
476	-2	-2	4	8	1	3	0	0	0	0	0	0	0	0	3	9
477	-7	-7	5	10	0	0	1	4	0	0	0	0	0	0	-1	7
478	-6	-6	8	16	1	3	0	0	0	0	0	0	0	0	3	13
479	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
605	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
610	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
TOTALS	45	45	75	150	37	111	6	24	11	73	2	27	10	904	186	1334

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1986
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
104	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
108	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
109	2	2	2	4	2	6	0	0	0	0	0	0	0	0	6	12
110	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
111	0	0	0	0	0	0	0	0	1	8	0	0	1	31	2	39
115	0	0	0	0	0	0	0	0	0	0	0	0	1	33	1	33
125	0	0	0	0	0	0	0	0	0	0	0	0	1	100	1	100
126	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
129	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
130	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
131	0	0	0	0	0	0	0	0	0	0	0	0	1	42	1	42
133	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
152	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
153	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
154	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
155	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
156	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
157	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
158	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
161	0	0	0	0	0	0	0	0	1	8	1	15	0	0	2	23
164	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
165	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
166	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
167	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
168	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
169	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
170	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
171	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
17901	0	0	0	0	0	0	0	0	0	0	0	0	1	410	1	410
201	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
202	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
204	2	2	3	6	0	0	0	0	0	0	1	11	0	0	6	19
206	0	0	2	4	0	0	0	0	1	5	0	0	0	0	3	9
208	0	0	0	0	0	0	0	0	0	0	0	0	1	50	1	50
210	0	0	2	4	0	0	1	4	0	0	0	0	0	0	3	8
211	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
212	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
213	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
214	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
215	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
216	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1986
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
217	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	1	1	4	8	0	0	0	0	1	6	0	0	0	0	6	15
227	1	1	6	12	0	0	0	0	0	0	0	0	0	0	7	13
228	2	2	0	0	1	3	0	0	0	0	0	0	1	63	4	68
229	0	0	1	2	1	3	0	0	0	0	0	0	1	130	3	135
230	64	64	0	0	0	0	0	0	0	0	0	0	0	0	64	64
231	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
232	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
252	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
253	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
254	2	2	4	8	0	0	0	0	0	0	0	0	0	0	6	10
255	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
257	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
259	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
260	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
261	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
262	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
264	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
302	0	0	2	4	0	0	0	0	1	9	0	0	0	0	3	13
303	1	1	5	10	0	0	0	0	0	0	0	0	0	0	6	11
304	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	5
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
311	3	3	0	0	0	0	0	0	1	5	0	0	0	0	4	8
312	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
313	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
326	1	1	2	4	1	3	0	0	0	0	0	0	0	0	4	8
327	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
330	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
331	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
332	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
351	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
352	1	1	2	4	2	6	0	0	0	0	0	0	0	0	5	11
353	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
354	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
402	0	0	2	4	3	9	0	0	0	0	0	0	0	0	5	13
426	0	0	2	4	3	9	1	4	0	0	0	0	0	0	6	17
427	0	0	3	6	4	12	0	0	0	0	0	0	0	0	7	18
451	0	0	3	6	0	0	1	4	0	0	0	0	0	0	4	10
452	0	0	1	2	5	15	0	0	0	0	0	0	0	0	6	17

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1986
Page 3

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
476	0	0	4	8	1	3	0	0	0	0	0	0	0	0	5	11
477	0	0	6	12	2	6	1	4	0	0	0	0	0	0	9	22
478	3	3	8	16	1	3	0	0	0	0	0	0	0	0	12	22
479	3	3	4	8	0	0	0	0	0	0	0	0	0	0	7	11
605	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
610	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
TOTALS	172	172	88	176	40	120	6	24	11	73	3	38	10	904	330	1507

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1986
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
104	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
109	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
111	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
123	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
128	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
130	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
133	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
152	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
154	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
156	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
157	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
165	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
171	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
17601	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
202	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
204	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
207	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
211	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
215	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
218	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
226	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
228	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
255	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
261	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
303	12	12	1	2	0	0	0	0	0	0	1	11	0	0	14	25
305	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
313	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
326	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
330	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
351	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
352	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
401	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
426	10	10	1	2	0	0	0	0	0	0	0	0	0	0	11	12
427	10	10	2	4	0	0	0	0	0	0	0	0	0	0	12	14
452	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
476	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1986
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
477	7	7	1	2	2	6	0	0	0	0	0	0	0	0	10	15
478	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
479	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
TOTALS	127	127	13	26	3	9	0	0	0	0	1	11	0	0	144	173

APPENDIX TABLE D

Condominium Units Certified Complete by Census Tract and Structure Type
San Francisco, 1986
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
108	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
109	0	0	2	4	2	6	0	0	0	0	0	0	0	0	4	10
110	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
111	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
115	0	0	0	0	0	0	0	0	0	0	0	0	1	33	1	33
131	0	0	0	0	0	0	0	0	0	0	0	0	1	42	1	42
156	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
157	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
158	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
161	0	0	0	0	0	0	0	0	1	8	1	15	0	0	2	23
165	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
169	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
202	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
204	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
210	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
214	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
215	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
227	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
229	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
302	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
477	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
TOTALS	0	0	12	24	9	27	2	8	4	28	2	27	4	130	33	244

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Changes In The San Francisco Housing Inventory For 1987

CITY AND COUNTY OF
SAN FRANCISCO
DEPARTMENT OF CITY PLANNING

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1987

4075-95 California (6 units)

Prepared by the San Francisco Department of City Planning

July 1988

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EXECUTIVE SUMMARY 1987

UNITS COMPLETED/ NET GAIN

In 1987, San Francisco's housing stock grew by 1,426 housing units to 323,809 housing units with the completion of 1,553 new housing units and the demolition of 127 units.

UNITS AUTHORIZED FOR CONSTRUCTION

The number of units authorized for construction was 2,442 units. This was the most units authorized for construction in a single year since 1973.

HOUSING CHARACTERISTICS

As in previous years a few large projects continued to account for the great majority of the units completed annually. In 1987, the completion of 9 large projects accounted for the completion of 991 units, (64 % of the annual total). However, the great majority of the individual projects completed were buildings containing four or less units; they account for 87% of the total number of buildings completed.

TENURE

Of the 1,553 units completed, 756 (49%) units were rental, 714 (46%) units were condominiums, 83 (5%) were single family homes.

DEMOLITIONS

Residential demolitions decreased by 27% from 173 units in 1986 to 127 units in 1987. Most of the units demolished were located in the Richmond (71 units), the Sunset (16 units), and the Northeast (13 units) districts, which accounted for 78% of all the units demolished. Single family units accounted for 56% of the units demolished; 44% were in two-to-four unit buildings.

ADDITIONS, MERGERS, CONVERSIONS

Alterations to existing buildings resulted in the addition of about 60 units and the removal of about 33 units, for a net addition of 27 units. These changes include the addition of new units, legalization of existing units, conversions to residential use, mergers of units, elimination of illegal units, and conversions to non-residential uses.

PUBLIC SECTOR ACTIVITY/ AFFORDABILITY

Public sector activity assisted in the construction of 32% of the units completed, with about 10% of the units developed specifically for low-and moderate income households. These units were in two projects: one assisted by the Mayor's Office of Housing and the other sponsored by the San Francisco Housing Authority.

Public sector activity has contributed to the construction of 2,450 new low-and moderate income housing units since 1980. This is about 27% of the 9,167 units certified completed in that period.

CONDOMINIUM CONVERSIONS

160 residential units were converted from rental to condominium ownership under the provisions of the Condominium Conversion Ordinance. The number of condominium conversions has continued to decrease since 1980.

DISTRICT FINDINGS

The majority of the units completed (71%) were located in the Western Addition, the Downtown, and the Richmond Districts.

REGIONAL TRENDS

Housing activity in the Bay Area continued at a slightly lower rate, with 39,969 housing units authorized for construction in 1987 compared to 45,702 in 1986.

Alameda, Contra Costa, and Santa Clara counties accounted once again for more than 60% of the units authorized for construction in the 9 county Bay Area.

Part I. FINDINGS

2000 Post (304 units)

1355 Scott (10 units)

INTRODUCTION

The Housing Inventory Report tracks changes to San Francisco's legal housing stock, primarily resulting from new construction and demolition of residential units. Illegal conversions from residential to non-residential use and illegal creation of units are accounted for only through the decennial census.

This is the 19th annual report of a series started in 1960. The report is generally used to monitor changes in the housing stock and evaluate housing trends and policies.

This year's report contains new information on the construction of low-and moderate income housing. The statistical material is supplemented with a survey of major residential projects completed or under construction, and identifies those containing affordable housing units.

The report focuses on units certified complete in the calendar year 1987. Units certified complete are housing units in projects which obtained a final certificate of completion from the Department of Public Works' Bureau of Building Inspection. We are also including in this count those large projects which have been completed and occupied with temporary certificates of completion. Projects certified complete are detailed in this report by unit size, tenure, private and public sponsors, and distribution by subdistricts, and census tracts.

The report also contains information on the number of units in major projects under City Planning review, the number of units authorized for construction, and the number of units in major projects under construction during the reporting period.

Housing construction is also reported for the 9 Bay Area Counties.

Findings for 1987 are summarized in Part I of the report and supported by data in the Appendix tables in Part II.

The data are compiled from city records. Sources include the Department of Public Works Bureau of Building Inspection, Central Permit Bureau, Division of Apartments and Hotel Inspection, Department of City Planning, City Assessors and Condominium Subdivision Office, San Francisco Redevelopment Agency, Mayor's Office of Housing, and U.S. Department of Commerce Bureau of the Census statistic reports. To the extent possible the data have been cross-referenced and verified, although the nature of the data can change over time.

The Housing Inventory Report for 1987 and reports for previous years are available to the public at the Main Library Government Documents Section and at the Zoning Information Counter at the Department of City Planning, 450 McAllister Street, San Francisco.

HOUSING TRENDS - 1970 TO 1987

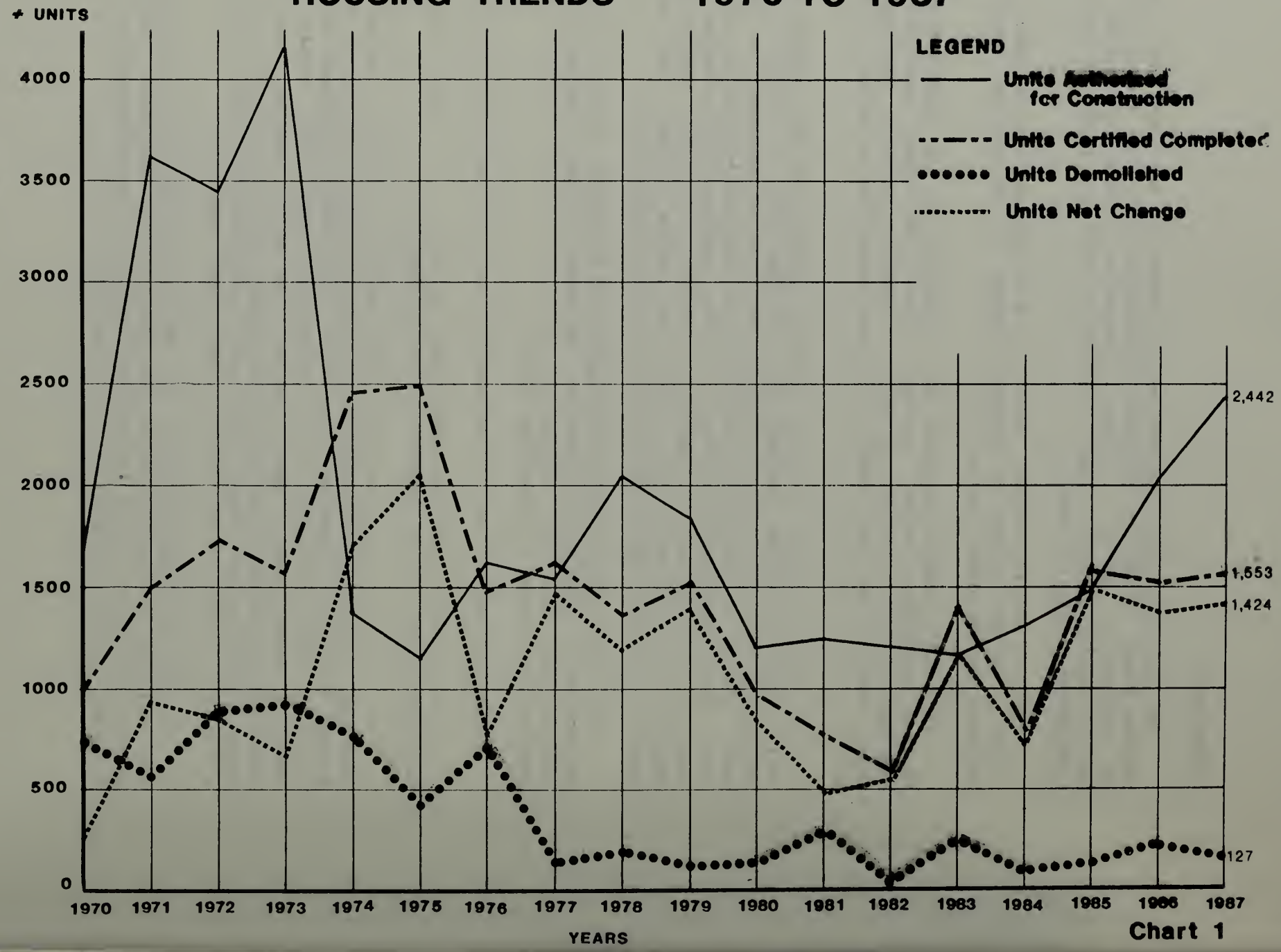


Chart 1

CITYWIDE TOTALS

A. HOUSING TRENDS - 1970 to 1987

Table 1 on this page and Chart 1 in the previous page summarize housing trends since 1970 for units completed, units authorized for construction, and net change to the housing stock.

Table 1. Housing Unit Trends Totals - 1970-1987

Years	Units Approved	Units Certified Complete	Units Demolished	Annual* Net Change
1987	2,442	1,553	127	1,426
1986	2,037	1,507	173	1,334
1985	1,479	1,568	105	1,467
1984	1,313	790	79	711
1983	1,167	1,400	233	1,167
1982	1,215	589	42	547
1981	1,242	780	288	792
1980	1,202	980	128	852
1979	1,833	1,516	114	1,402
1978	2,045	1,375	174	1,201
1977	1,536	1,616	136	1,480
1976	1,622	1,480	707	773
1975	1,142	2,495	439	2,056
1974	1,386	2,454	774	1,680
1973	4,150	1,578	925	653
1972	3,439	1,713	869	850
1971	3,614	1,497	557	840
1970	1,671	990	730	260
TOTAL	30,256	25,964	6,594	19,487

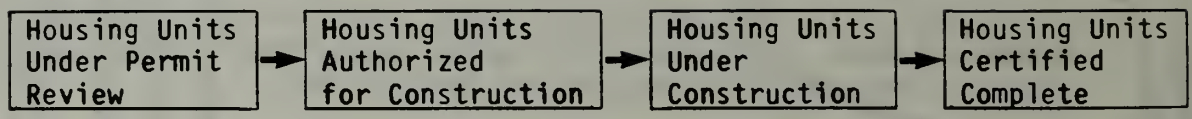
TOTAL HOUSING UNITS COMPLETED SINCE 1980: 9,167
TOTAL HOUSING UNITS COMPLETED SINCE 1970: 25,167
TOTAL HOUSING STOCK IN 1987:** 323,809

* This column accounts only for units completed minus units demolished and does not account for other changes in the housing stock which may occur from legal or illegal conversions of residential units, alterations which add or merge units, illegal secondary units, elimination of units by code enforcement, or residential hotel conversions. The number of units legally approved for conversion since 1980 totals 156 units.

** The housing stock total is based on the sum of the total units reported in the 1980 Census, which includes both legal and illegal units, and the net gain of legal units between 1980 and 1987.

B. HOUSING PRODUCTION - 1987

STREAM OF HOUSING PRODUCTION


Housing Units Under Permit Review
Housing Units Authorized for Construction
Housing Units Under Construction
Housing Units Certified Complete

Housing production can be assessed in terms of the number of units under permit review, units authorized for construction, units under construction, and units certified complete. These figures are provided below.

1. Units Under Review. As of March 1988, there were about 40 major housing projects containing approximately 1,800 units under review by the Department of City Planning, in addition to a proposed project for 1,999 units at 8th and Market. In addition there were about 12 projects with about 300 units under preliminary informal review prior to receiving formal applications.

2. Units Authorized for Construction. The number of housing units authorized for construction by San Francisco's Central Permit Bureau increased 20% from 2,037 units in 1986 to 2,442 units in 1987. This was the most units approved since 1973 when 4,150 units were approved. Most of the projects approved in 1987 are currently under construction.

Major projects with 20 or more units which were authorized for construction in 1987 included: 246 units at Bayshore Village, 345 units at Fillmore Center, 414 units at South Beach, 156 units at 1755 Geary Boulevard, 138 units at Potrero Court, and 70 elderly units at 1483 Mason Street. These projects totaled 1,369 units or 56% of the total number of units authorized for construction in 1987.

Other major projects approved by the Department of City Planning but not yet authorized for construction by BBI in 1987 included: 282 units at 111 Chestnut, 185 units at 840 Post, 114 units at 701 Frederick, 99 units at 959 Powell, 85 units at 77 Dow Place, 126 units at Kearny and Columbus, and 110 units at 700 Great Highway. These projects totaled 1,001 units.

3. Units Under Construction. About 3,000 rental units are under construction in redevelopment project areas, including 414 units at South Beach, 860 units at Bayside Village, 320 units at Rincon Center, 235 units at 300 Third Street, 1,113 units at Fillmore Center, and 150 units at 1755 Geary Boulevard. These projects will be completed in a number of phases over a number of years. In addition about 500 market rate housing units are under private sector construction, and about 600 housing units are under construction by non-profit housing development corporations outside redevelopment project areas. These and other major projects approved or resently completed are detailed begining on page 27.

4. Units Certified Complete. San Francisco's Bureau of Building Inspection certified complete 1,553 housing units in 1987. The number of units certified complete in 1987 is comparable to the previous peak levels reached in 1978. Since 1980 housing production has increased from a low of 580 units in 1982 to a current rate of about 1,500 units per year. A total of 9,164 housing units have been certified complete since 1980, or an average of about 1,018 housing units per year. (See table 1 and Chart 1).

Large multi-unit residential projects with 20 units or more continue to account for most of the units completed annually. In 1987 these projects accounted for 63 percent of the total units certified complete. Major projects certified complete included 304 units at 2000 Post, 245 units at 1200 Van Ness, 200 units at 870 O,Farrell, 89 units at 440 Turk, and 47 units at 1700 California, for a total of 885 units.

5. Total Units in the Housing Stock. San Francisco's housing stock increased by 1,426 housing units to 323,809 units in 1987, with the completion of 1,553 housing units and the demolition 127 units. Since 1980 there has been a net increase of 7,992 housing units, with the completion of 9,167 units and the demolition of 1,175 units.

San Francisco's housing stock is 34% single family and 66% multi-family housing, with 11% of the units in two unit buildings, 11% in three to four units buildings, 11% in five to nine unit buildings, and 32% in buildings with ten units or more. (See Appendix Table 2).

C. HOUSING CHARACTERISTICS

1. Building Types. Of the 253 buildings completed in 1987, 87% contained less than three units. These projects accounted for the addition of 400 new housing units. (Appendix Tables 1 and 3).

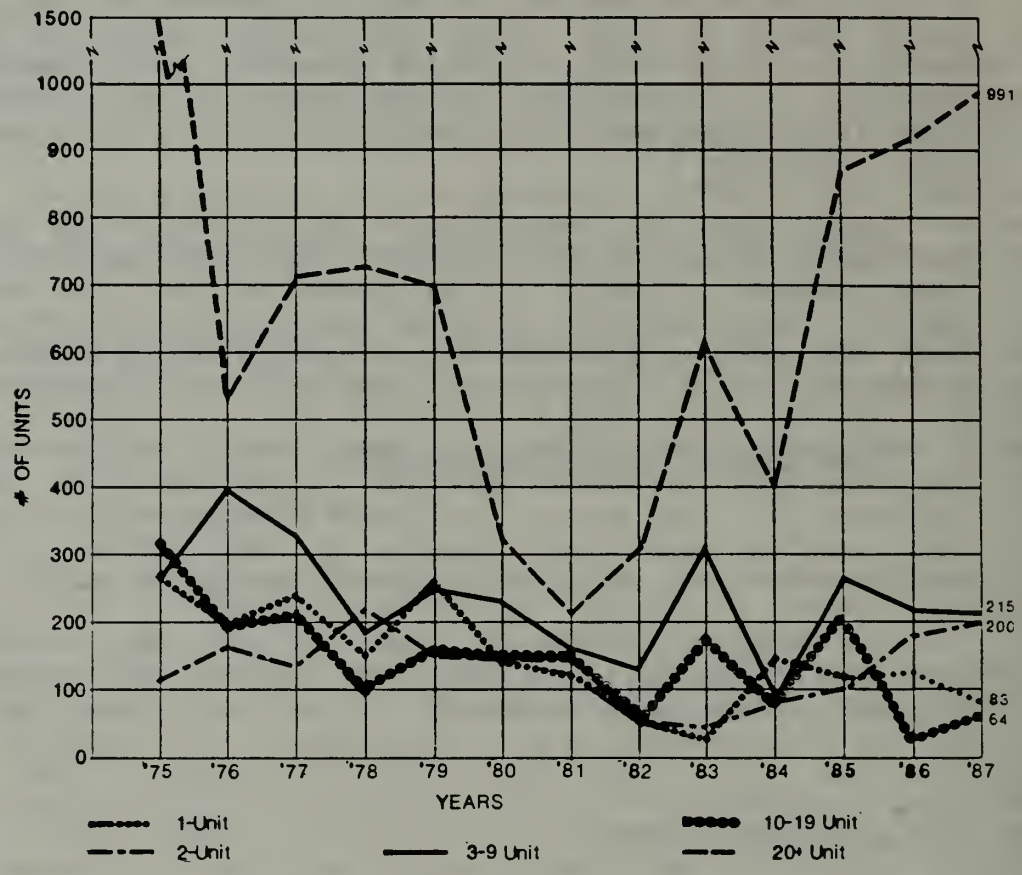
63% of the units completed in 1987 resulted from the completion of just nine major projects which contained 991 units.

The graph on page 10 show single and multi family housing construction trends since 1975.

Appendix tables 1, 3, 6, 13, and 15 contain information on the number of single and multi-family units completed by citywide totals, district subtotals, and Bay Area county totals.

2. Unit Sizes. The number of units completed with 2 and 3 bedrooms decreased from 72% in 1986 to 48% in 1987. Studios and 1 bedroom units increased from 25% in 1986 to 53% in 1987. (Appendix Tables 4 and 16). The greater number of studios and one bedroom units completed in 1987 is probably related to an increase in the construction of rental units.

CHART 2. Annual New Housing Construction by Building Types 1975 to 1987



Years	Total	1-Unit	2-Unit	3-9 Unit	10-19 Units	20+ Unit
1987	1,553	83	200	215	64	991
1986	1507	172	176	217	38	904
1985	1568	123	100	260	206	879
1984	790	144	76	92	77	401
1983	1,400	91	64	344	201	700
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
1979	1,516	260	150	250	158	698
1978	1,375	150	216	183	100	726
1977	1,616	239	134	324	209	710
1976	1,480	196	162	393	197	531
1975	2,495	264	110	266	314	1,541
TOTAL	17,659	1,925	1,568	3,027	1,878	8,825

D. TENURE

Construction of new rental housing continued at a high rate in 1987. Of the 1,553 units completed in 1987, 756 units were rental, 714 units were condominium, and 83 units were single family homes. Major rental projects included 304 units at 2000 Post and 89 elderly low income units at 440 Turk Street. Major condominium projects included 245 units at 1200 Van Ness, 190 units at 870 O'Farrell, 45 units at 333 Bush, and 47 units at 1700 California. Trends in condominium construction are shown in table 3 below.

This report does not account for condominium projects initially marketed as rental units or for rental projects later converted to condominium units. Total condominium units generally account for a larger percentage than reported annually because projects in one year may apply for condominium subdivision in a subsequent year.

Table 3. NEW CONDOMINIUM UNITS - 1980 to 1987

Year	Units	Percentage of Annual Total
1987	714	46%
1986	244	16%
1985	706	45%
1984	243	30%
1983	921	65%
1982	91	15%
1981	564	72%
1980	423	43%
TOTAL	3,192	

E. AFFORDABILITY

1. San Francisco Affordable Housing Standards. The Mayor's Office of Housing has adopted various definitions or terms used to describe housing affordability.

An "affordable rental unit" is a unit whose rent equals 30% of the income of a household with an income at or below 80% of the San Francisco median income.

An "affordable ownership unit" is a unit for which the mortgage payments, property taxes, and insurance equals 33% of the income of a household earning 120% of the San Francisco median income.

"Moderate income" is an income at or below 120% of the median income.

"Low income" is an income at or below 80% of the median income.

"Very low income" is an income at or below 50% of the median income.

"Lower income" and "very low income" together are referred to as "lower income".

Appropriate rents and ownership payments for "affordable units" vary according to size of the household, size of the units, and funding program. The tables below show the standards of affordability based on 1987 and 1988 median incomes as determined by HUD. The median income for a four person household increased from $39,800 in 1987 to $42,500 in 1988.

The tables on page 27 contain information on the affordability of housing units in a sample of projects recently completed and under construction.

Table 3. Affordable Rental Housing Standards for 1987 and 1988

	House-hold Size	Unit Size	Maximum Annual Income 1987	Maximum Annual Income 1988	Monthly Rent Payment 1987	Monthly Rent Payment 1988
Low Income	1	St-1Br	$21,300	$23,000	$533	$595
(80% of Median)	2	1-2 Br	$24,300	$27,200	$608	$680
	3	2-3 Br	$27,350	$30,600	$684	$765
	4	3-4 Br	$30,400	$34,000	$760	$850
	5	4 Br	$32,300	$36,000	$808	$903
Very Low Income	1	St-1Br	$15,600	$16,700	$390	$418
(50% of Median)	2	1-2 Br	$17,850	$19,100	$446	$478
	3	2-3 Br	$20,050	$21,450	$501	$536
	4	3-4 Br	$22,300	$23,850	$558	$596
	5	4 Br	$24,100	$25,750	$603	$644

Table 4. Affordable Homeowership Housing Standards for 1988

	Household Size	Unit Size	Maximum Annual Income	Monthly Mortgage Payment	Maximum Sales Price
Moderate Income	1	St-1Br	$35,700	$834	$101,363
(120% of Median)	2	1-2 Br	$40,800	$954	$115,844
	3	2-3 Br	$45,900	$1,073	$130,324
	4	3-4 Br	$51,000	$1,192	$144,804
	5	4 Br	$54,188	$1,267	$153,856
Low Income	1	St-1Br	$23,800	$556	$67,575
(80% of Median)	2	1-2 Br	$27,200	$636	$77,229
	3	2-3 Br	$30,600	$715	$86,883
	4	3-4 Br	$34,000	$795	$96,536
	5	4 Br	$36,125	$844	$102,570

2. Public Sector Activity. Publicly assisted housing activity refers to projects which are constructed with some public assistance through the San Francisco Redevelopment Agency, San Francisco Housing Authority, or the Mayor's Office of Housing Development. These projects may be constructed by non-profit or for profit development corporations and may contain a mix of market rate and lower income housing units, or may contain only lower income units.

Publicly assisted lower income housing units have been funded by a number of sources, including San Francisco's Community Development Block Grant Program (CDBG), California Housing Finance Agency (CHFA), California Rental Housing Construction Program (RHCP), San Francisco's Mortgage Revenue Bond Program (City Bond), and San Francisco's Office Affordable Housing Production Program (OAHPP).

In 1987 two projects were completed with low-and moderate income housing units. These were 89 elderly units at 440 Turk Street by San Francisco's Housing Authority, and a 304 unit project by a private for-profit developer at 2000 Post which contained 60 low-and moderate income units. The 149 new low-and moderate income housing units in the two projects constitute 10% of the total units completed in 1987.

Since 1980 a total of 2,449 new low-and moderate income housing units have been constructed, or about 27% of the 9,167 new housing units constructed. These low-and moderate income units were 68% rental, 22% cooperatives, and 10% owner occupant single family units.

Between 1980 and 1987 non-profit housing development corporations constructed more than half (53%) of the 2,449 low-and moderate income units.

Currently there are about 1,823 low-and moderate income units approved or under construction. These projects are detailed in the tables on page 27. These projects include 374 lower income units in the Rincon Point-South Beach Redevelopment Area; 253 lower income units in the Fillmore Center project in the Western Addition A-2 Redevelopment Area; 882 units in 11 non-profit sponsor projects; 203 units in one Housing Authority project; and 111 lower income housing units in two for profit sponsored projects.

F. DEMOLITIONS AND CONVERSIONS

1. Residential Units Demolished. Demolition of residential units decreased by 27% from 173 units in 1986 to 127 units in 1987. Buildings demolished decreased by 34% from 144 buildings in 1986 to 95 buildings in 1987.

The demolishion of single family units decreased by 44% from 127 in 1986 to 71 in 1987; while the demolitions of units in multi unit buildings increased slightly from 46 units in 1986 to 56 units in 1987.

Single family units accounted for 56% of the total number of units demolished in 1987. (See Appendix Table 18).

During this reporting period, no residential hotels were demolished.

The number of units demolished yearly has averaged about 150 units since 1980, for a total of 1,175 units since 1980. Private sector activity has accounted for most of the housing units demolished since 1980.

Table 5 below shows that most of the units demolished in 1987 were located in RH-2 and RM zoning districts (37% and 35% respectively). Only 7% of the units demolished were located in RH-1 zoning districts. (See housing demolition distribution map, page 39).

Information available on 60 of the 95 buildings demolished in 1987 indicate that on the average for every unit demolished there were two units built. These 60 buidings with 73 units were replaced with 60 buildings with 145 units.

Table 5. Residential Units Demolished by Zoning Districs
Single and Multi Family Buildings
1987

Zoning	Units Demolished		Buildings	Total Units Demolished	
	Single Fam	Multi Fam	Demolished	Number	Percentage
RH-1	9	0	9	9	7%
RH-2	32	15	40	47	37%
RH-3	11	10	15	21	17%
RM	17	28	28	45	35%
C-2/NCD	2	3	3	5	4%
TOTAL	71	56	95	127	100%

2. Legal Residential Conversions, Mergers, and Additions. This section documents legal conversions, mergers, additions and other changes in the housing stock which resulted in a loss or gain of housing units in 1987.

The City Planning Commission in 1987 approved three applications for the conversion of 6 residential units to non residential uses and disapproved three applications for the conversion of 6 other units. This is a sharp decrease from 1986 when 38 units were approved for conversion. A total of 156 units have been legally converted to other uses since 1980.

Approximately 30 units were eliminated by the merger of units into larger residential units: 13 buildings were reduced from 2 units to single family units, six buildings were reduced from 3 to 2 units, and eight other buildings with 4 or 5 units were reduced by a total of 11 units.

60 units were added by alterations to existing buildings. A total of 41 single family homes were expanded to become two unit buildings and 11 multi-unit buildings added another 15 units; 4 other units were gained as a result of commercial to residential conversion of units.

6. CONDOMINIUM CONVERSIONS

The conversion of rental units to condominium ownership results in a change of tenure but not a loss of housing. Condominium conversions are regulated by the Condominium Conversion Ordinance which limits allowable conversions to 200 units per year.

In 1987 the conversions of 160 condominium units were recorded, and applications for the conversion of 302 units were received.

As shown on table 6 the number of condominium conversions has decreased since 1980.

Table 6. CONDOMINIUM CONVERSIONS - 1980 to 1987

Year	Applications (units)	Recordations (units)
1987	302	160
1986	119	226
1985	175	294
1984	128	387
1983	267	570
1982	824	478
1981	747	624
1980	989	660
TOTAL	3,551	3,404

PLANNING DISTRICTS

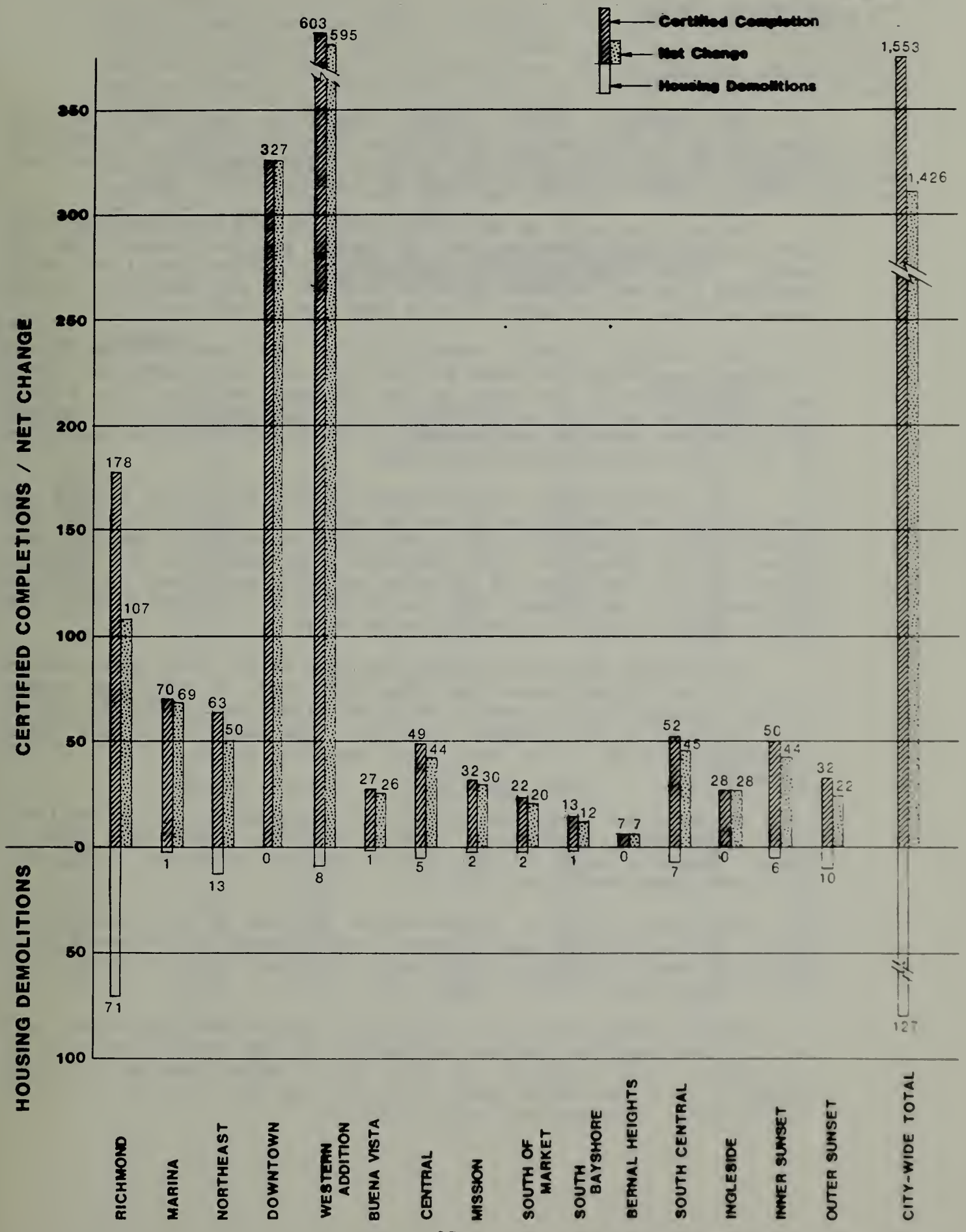
1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

DISTRICT CHANGES TO THE HOUSING STOCK 1987

FIGURE 8



H. DISTRICT SUBTOTALS

1. 1987 Findings. Annual housing construction and demolitions are reported by 15 city planning districts as shown on page 16. The district findings for 1987 are depicted on page 17. This information is detailed further in Appendix tables 12 through 18, Part II of this report.

The districts with the most units completed were the Western Addition with 603 units; the Downtown with 327 units; and the Richmond with 178 units. These three districts accounted for 71% of the 1,553 units completed citywide. Appendix table 14 lists the 15 city districts in rank order according to the number of units completed in each district.

The Richmond district ranked first in the number of buildings completed even though two other districts had more units completed. This was because most of the units in the Richmond were in 2 to 4 unit buildings (136 units of the 178 units). The high number of units complete in the Western Addition and Downtown districts was due to the completion of just a few large multi-unit buildings.

As in previous years, the Richmond District was active in both new construction and demolition of housing units. In new construction, the Richmond district ranked first in the number of buildings completed and third in the number of units completed. In demolition, the Richmond ranked first in the number of buildings and units demolished. Even after discounting for units demolished, the Richmond still ranked third in the number of units gained. (Appendix tables 12, 14, 17).

The Richmond district accounted for most of the units demolished in 1987. Of the 127 units demolished citywide in 1987, 71 (56%) were located in the Richmond District, and of the 95 buildings demolished citywide, 51 were located in the Richmond district. The majority of the units demolished occurred in the RH-2, RH-3, and RM-1 zoning districts of the Richmond.

The Outer and Inner Sunset Districts accounted for 16 of the total units demolished. Demolitions in other districts range from 1 to 13 units. Appendix table 17 ranks the 15 districts according to how many units were demolished in each district.

Seven City districts experienced a net loss of 47 single family units. Most of this net loss occured in the Richmond District where there was a net loss of 36 single family units; the other six districts each had a net loss of about 2 single family units.

Citywide there was a net increase of 12 single family units with most of this gain occuring from new construction in the Southern districts of the City. This Citywide net gain of 12 units resulted from the construction of 83 single family units and the demolition of 71 single family units. (See Appendix table 13 and 15).

Information on the number of studios, one bedroom, two bedrooms, and three or more bedrooms units constructed in the 15 City districts is contained in Appendix table 16. This table shows that most of the studios and one bedroom units constructed were in the Western Addition and Downtown districts, whereas the larger two and three bedroom units were constructed in the Richmond, Sunset, Marina, and Central districts.

2. Historical Trends. The tables below show the amount of demolition and new construction in the 15 districts since 1980 and their relative ranking. A ranking of one means the district is the district with the most units demolished or constructed.

ANNUAL HOUSING UNITS COMPLETED AND DEMOLISHED BY DISTRICT AREAS 1980-1987

1. RICHMOND

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	178	(3)	71	(1)	107	(3)
1986	147	(3)	70	(1)	77	(5)
1985	134	(4)	44	(1)	90	(8)
1984	156	(2)	19	(2)	137	(2)
1983	149	(4)	44	(2)	105	(4)
1982	61	(3)	17	(1)	44	(3)
1981	124	(2)	37	(4)	87	(2)
1980	223	(1)	33	(1)	190	(1)
Total	1,172		335		837	

2. MARINA

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	70	(4)	1	(10)	69	(4)
1986	52	(9)	6	(8)	46	(9)
1985	67	(9)	6	(6)	61	(9)
1984	7	(11)	2	(8)	5	(12)
1983	30	(8)	9	(7)	21	(9)
1982	0	(14)	5	(3)	-5	(15)
1981	48	(3)	39	(3)	9	(12)
1980	14	(13)	10	(5)	4	(13)
Total	288		79		209	

3. NORTHEAST

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	63	(5)	13	(2)	50	(5)
1986	125	(4)	7	(6)	118	(3)
1985	127	(5)	15	(2)	112	(4)
1984	115	(3)	4	(5)	111	(3)
1983	62	(5)	40	(3)	22	(8)
1982	279	(1)	3	(4)	276	(1)
1981	277	(1)	3	(9)	274	(1)
1980	112	(2)	9	(6)	103	(2)
Total	1,160		94		1,066	

4. DOWNTOWN

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	327	(2)	0	(13)	327	(2)
1986	100	(5)	2	(13)	98	(4)
1985	101	(7)	1	(10)	100	(5)
1984	0	(14)	0	(12)	0	(13)
1983	0	(15)	57	(1)	-57	(15)
1982	0	(15)	0	(12)	0	(14)
1981	6	(15)	66	(2)	-60	(15)
1980	54	(7)	0	(14)	54	(7)
Total	588		126		462	

5. WESTERN ADDITION

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	603	(1)	8	(4)	595	(1)
1986	70	(7)	9	(5)	61	(7)
1985	463	(1)	4	(8)	459	(1)
1984	264	(1)	24	(1)	240	(1)
1983	485	(1)	20	(5)	465	(1)
1982	11	(11)	0	(13)	11	(11)
1981	12	(14)	67	(1)	-55	(14)
1980	96	(6)	18	(3)	78	(6)
Total	2,004		150		1,854	

6. BUENA VISTA

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	27	(12)	1	(11)	26	(11)
1986	25	(13)	1	(14)	24	(10)
1985	150	(2)	1	(11)	149	(2)
1984	11	(9)	0	(13)	11	(9)
1983	30	(9)	0	(14)	30	(6)
1982	7	(12)	3	(5)	4	(13)
1981	36	(8)	1	(13)	35	(5)
1980	32	(10)	1	(12)	31	(10)
Total	318		8		310	

7. CENTRAL

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	49	(8)	5	(7)	44	(7)
1986	66	(8)	11	(4)	55	(8)
1985	56	(10)	8	(3)	48	(10)
1984	37	(6)	3	(7)	34	(6)
1983	21	(10)	6	(9)	15	(10)
1982	71	(2)	2	(6)	69	(2)
1981	43	(5)	3	(10)	40	(3)
1980	98	(5)	5	(7)	93	(4)
Total	441		43		398	

8. MISSION

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	32	(9)	2	(8)	30	(9)
1986	293	(2)	4	(9)	289	(2)
1985	41	(11)	0	(14)	41	(11)
1984	0	(15)	2	(9)	-2	(15)
1983	154	(3)	3	(10)	151	(3)
1982	32	(4)	1	(8)	31	(4)
1981	43	(6)	25	(6)	18	(8)
1980	107	(3)	4	(9)	103	(3)
Total	702		41		661	

9. SOUTH OF MARKET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	22	(13)	2	(9)	20	(13)
1986	423	(1)	4	(10)	419	(1)
1985	102	(6)	5	(7)	97	(6)
1984	71	(4)	10	(3)	61	(4)
1983	19	(11)	24	(4)	-5	(14)
1982	17	(8)	1	(9)	16	(9)
1981	33	(9)	2	(11)	31	(6)
1980	9	(14)	23	(2)	-14	(15)
Total	696		71		625	

10. SOUTH BAYSHORE

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	13	(14)	1	(12)	12	(14)
1986	78	(6)	3	(12)	75	(6)
1985	92	(8)	1	(12)	91	(7)
1984	42	(5)	0	(14)	42	(5)
1983	333	(2)	16	(6)	317	(2)
1982	27	(5)	1	(10)	26	(5)
1981	17	(11)	1	(14)	16	(10)
1980	15	(12)	1	(13)	14	(12)
Total	617		24		593	

11. BERNAL HEIGHTS

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	7	(15)	0	(14)	7	(15)
1986	23	(14)	0	(15)	23	(11)
1985	5	(15)	1	(13)	4	(15)
1984	6	(13)	0	(15)	6	(11)
1983	10	(13)	1	(13)	9	(12)
1982	17	(9)	0	(14)	17	(8)
1981	27	(10)	1	(15)	26	(7)
1980	28	(11)	5	(8)	23	(11)
Total	123		8		115	

12. SOUTH CENTRAL

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	52	(6)	7	(5)	45	(6)
1986	27	(12)	7	(7)	20	(12)
1985	24	(14)	8	(4)	16	(14)
1984	28	(8)	4	(6)	24	(8)
1983	32	(7)	7	(8)	25	(7)
1982	24	(6)	6	(2)	18	(7)
1981	47	(4)	29	(5)	18	(9)
1980	99	(4)	11	(4)	88	(5)
Total	333		79		254	

13. INGLESIDE

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	28	(11)	0	(15)	28	(10)
1986	18	(15)	4	(11)	14	(13)
1985	146	(3)	0	(15)	146	(3)
1984	7	(12)	7	(4)	0	(14)
1983	15	(12)	0	(15)	15	(11)
1982	15	(10)	2	(7)	13	(10)
1981	41	(7)	4	(8)	37	(4)
1980	41	(9)	0	(15)	41	(9)
Total	311		17		294	

14. INNER SUNSET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	50	(7)	6	(6)	44	(8)
1986	31	(10)	30	(2)	1	(15)
1985	28	(13)	4	(9)	24	(13)
1984	10	(10)	2	(10)	8	(10)
1983	54	(6)	3	(11)	51	(5)
1982	23	(7)	1	(11)	22	(6)
1981	12	(14)	8	(7)	4	(13)
1980	46	(8)	4	(10)	42	(8)
Total	254		58		196	

15. OUTER SUNSET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1987	32	(10)	10	(3)	22	(12)
1986	29	(11)	15	(3)	14	(14)
1985	32	(12)	7	(5)	25	(12)
1984	36	(7)	2	(11)	34	(7)
1983	6	(14)	3	(12)	3	(13)
1982	5	(13)	0	(15)	5	(12)
1981	14	(12)	2	(12)	12	(11)
1980	6	(15)	4	(11)	2	(14)
Total	160		43		117	

CITYWIDE TOTALS

	Units Completed	Units Demolished	Net Gain Housing Units
1987	1,553	127	1,426
1986	1,507	173	1,334
1985	1,568	105	1,463
1984	790	79	711
1983	1,400	233	1,167
1982	589	42	547
1981	780	288	492
1980	980	128	852
Total	9,167	1,175	7,992

ANNUAL NET CHANGE FOR PLANNING DISTRICTS - 1980 TO 1987

PLANNING DISTRICT	1987	1986	1985	1984	1983	1982	1981	1980	TOTAL
RICHMOND	107	77	90	137	105	44	87	190	837
MARINA	69	46	61	5	21	-5	9	4	209
NORTHEAST	50	118	112	111	22	276	274	103	1066
DOWNTOWN	327	98	100	0	-57	0	-60	54	462
WESTERN ADDITION	595	61	459	240	465	11	-55	78	1854
BUENA VISTA	26	24	149	11	30	4	35	31	310
CENTRAL	44	55	48	34	15	69	40	93	398
MISSION	30	289	41	2	151	31	18	103	661
SOUTH OF MARKET	20	419	97	61	-5	16	31	-14	625
SOUTH BAYSHORE	12	75	91	42	317	26	16	14	593
BERNAL HEIGHTS	7	23	4	6	9	17	26	23	115
SOUTH CENTRAL	45	20	16	24	25	18	18	88	254
INGLESIDE	28	14	146	0	15	13	37	41	294
INNER SUNSET	44	1	24	8	51	22	4	42	196
OUTER SUNSET	22	14	25	34	3	5	12	2	117
TOTAL	1426	1334	1463	711	1167	547	492	852	7982

ANNUAL HOUSING UNITS DEMOLISHED - 1980 TO 1987

PLANNING DISTRICT	1987	1986	1985	1984	1983	1982	1981	1980	TOTAL
RICHMOND	71	70	44	19	44	17	37	33	335
MARINA	1	6	6	2	9	5	39	10	79
NORTHEAST	13	7	15	4	40	3	3	9	94
DOWNTOWN	0	2	1	57	0	0	66	0	126
WESTERN ADDITION	8	9	4	24	20	0	67	18	150
BUENA VISTA	1	1	1	0	0	3	1	1	8
CENTRAL	5	11	8	3	6	2	3	5	43
MISSION	2	4	0	2	3	1	25	4	41
SOUTH OF MARKET	2	4	5	10	24	1	2	23	71
SOUTH BAYSHORE	1	3	1	0	16	1	1	1	24
BERNAL HEIGHTS	0	0	1	0	1	0	1	5	8
SOUTH CENTRAL	7	7	8	4	7	6	29	11	79
INGLESIDE	0	4	0	7	0	2	4	0	17
INNER SUNSET	6	30	4	2	3	1	8	4	58
OUTER SUNSET	10	15	7	2	3	0	2	4	43
TOTAL	127	173	105	79	233	42	288	128	1175

I. SAMPLE SURVEY OF MAJOR NEW RESIDENTIAL PROJECTS*

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix	Rental/Sales Estimates	Tenure	Comments
PROJECTS COMPLETED in 1987						
1. Winterland 2000 Post	304	(60)	142 Studio 105 1 Bed 57 2 Bed	$785 $950 $1,300	Rental	20% lower income units Btn. $480 to $619 For profit sponsor
2. 440 Turk St.		89	69 Studio 19 1 Bed 1 2 Bed	Very Low Income	Rental Elderly	Housing Authority sponsor
3. Daniel Burham Ct. 1200 Van Ness	245		34 Studio 169 1 Bed 38 2 Bed 4 3 Bed	$140,000+ $230,000 $290,000 $440,000	Condos	All market rate units
4. 1700 California	47		22 1 Bed 25 2 Bed	Market Rate	Condos Luxury	
5. 333 Bush St.	45		6 1 Bed 39 2 Bed	Market Rate	Condos Luxury	
TOTAL UNITS COMPLETED	641	149				

PROJECTS UNDER CONSTRUCTION

South Beach (414 units)

Bayside Village (860 units)

I. SAMPLE SURVEY OF MAJOR NEW RESIDENTIAL PROJECTS*

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix		Rental/Sales Estimates	Tenure	Comments
PROJECTS UNDER CONSTRUCTION							
1. South Beach 1st and Brannan	414	(82)	204 210	1 Bed 2 Bed	$840-1500 $1,400-2,000	Rental	20% low income units SFRA area
2. Bayside Village 1st and Brannan	860	(172)	285 290 285	Studio 1 Bed 2 Bed	$650-800 $750-1,000 $900-1,140	Rental	20% low income units SFRA area
3. Rincon Center Mission & Spear	320	(120)	110 145 65	Studio 1 Bed 2 Bed	$900 $1,100 $1,200	Rental	20% low income units 20% moderate income units SFRA area
4. 300 Third St. and Folsom	235		80 120 35	Studio 1 Bed 2-3 Beds	NA	Rental	All market rate SFRA area
5. 1755 Geary Blvd.	156	(31)	28 66 57 5	Studio 1 Bed 2 Bed 3 Bed	$695 $850 $1,090 $1,350	Rental	20% low income units SFRA area
6. Fillmore Center Turk and Fillmore	1,113	(222)	311 427 338 32	Studio 1 Bed 2 Bed 3 Bed	$695 $850 $1,090 $1,350	Rental	20% low income units SFRA area
7. Metro Place 737 Post St.	255	(84)	148 66 41	Studio 1 Bed 2 Bed	$790-1,000 $986-1,500 $1,250-3,000	Rental	33% low income units For profit sponsor

I. SAMPLE SURVEY OF MAJOR NEW RESIDENTIAL PROJECTS*

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix		Rental/Sales Estimates	Tenure	Comments
8. Potrero Court 23nd St.	138	(27)	40 36 42	Studio 1 Bed 2 Bed	$650 to $1,350	Rental	20% low income units at $335-760 For profit sponsor
10. Morgan Heights 600 Earl		63	36 27	2 Bed 3 Bed	$99,000 $108,000	Condos Family	Low or moderate income Non-profit sponsor
11. Coleridge Park 3333 Mision Street		49	2 43 4	Studio 1 Bed 2 Bed	$350 to $575	Rental Elderly	All very low income units Non-profit sponsor
12. 483 Valencia		20	1 2 17	1 Bed 2 Bed 3 Bed	NA	Rental Family	All very low income units Non-profit sponsor
13. 2155 Mission	47	(18)	4 11 16 8	Studio 1 Bed 2 Bed 3 Bed	NA	Rental Family	40% low income units Non-profit sponsor
14. Mendelsohn House Folsom at Mabini		189	97 92	Studio 1 Bed	$205 $310	Rental Elderly	All very low income units Non-profit sponsor
15. Delancey Street 1st @ Embarcadero		177	177	2 Bed	NA	Rental	All program user units Non-profit sponsor
16. 926 Fillmore		25	7 18	Studio 1 Bed	Very Low Income	Rental for Handicapped	All low income units Non-profit sponsor
TOTAL UNITS UNDER CONSTRUCTION	3,538	1,279					

I. SAMPLE SURVEY OF MAJOR NEW RESIDENTIAL PROJECTS*

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix	Rental/Sales Estimates	Tenure	Comments
8. Plaza West 1123 Pierce Street		203	78 2 Bed 114 3 Bed 11 4 Bed	$350-500	Family Rental	Very low income units Housing Authority sponsor
9. Pineview Broadway & Mason		70	63 Studio 7 1 Bed	$150 to $300	Rental Elderly	Very low income units Non-profit sponsor
10. I Hotel Kearny & Columbus		126	126 Studio	$223-$235	Rental Elderly	Very low income units Non-profit sponsor
11. Bayside Senior Housing Broadway and Powel		31	31 Studio	Very Low Income	Rental Senior	Very low income units Non-profit sponsor
12. 623 Geary at Jones	163		44 Studio 78 1 BedJR 48 2 Bed	$605 690 $795 965	Rental	Under Review
TOTAL UNITS APPROVED	1,118	544				

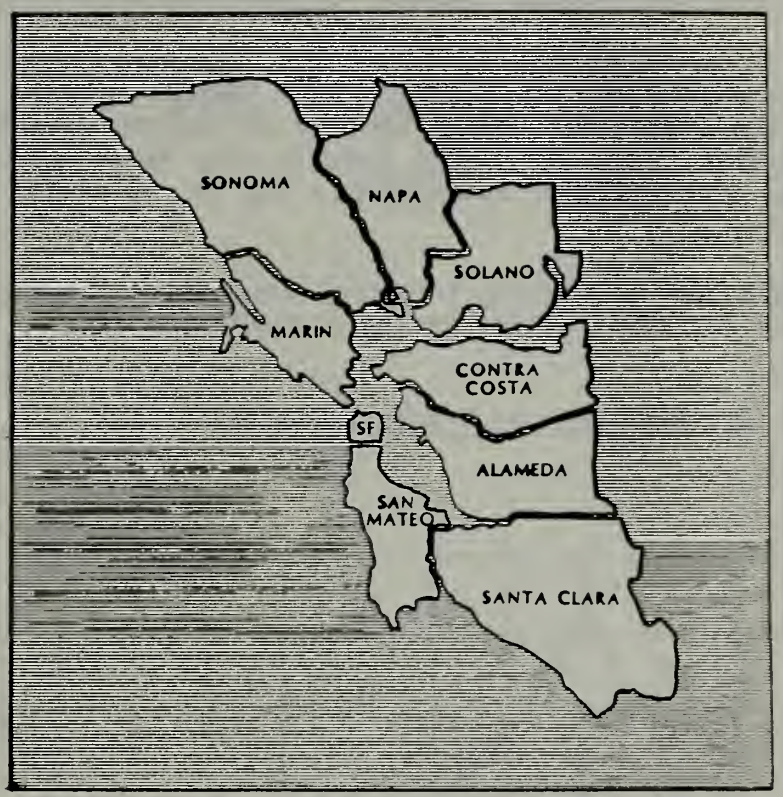
* Information on unit prices, tenure, and status of a project may change over time.
SFRA = projects in San Francisco Redevelopment Agency areas

I. SAMPLE SURVEY OF MAJOR NEW RESIDENTIAL PROJECTS*

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix		Rental/Sales Estimates	Tenure	Comments
PROJECTS APPROVED/PLANNED							
1. Poly High 701 Frederic		114	16 26 28 44	1 Bed 2 Bed 3 Bed 4 Bed	$99,000 $99,000-$130,000 $99,000-$139,000 $99,000-140,000	Condos	All low or moderate income units Non-profit sponsor
2. Rincon Hill Plaza 300 Beale & Harrison	200		58 85 57	Studio 1 Bed 2 Bed	$750-785 $920-1156 $1,010-1,575	Rental	12% moderate income units For-profit sponsor
3. Hill Bros Folsom & Spear	85		85	2-3 Beds.	Luxury units	Condos	
4. 959 Powell & Sacramento	93		12 41 39	Studio 1 Bed 2 Bed	Market Rate	Condos Rental	
5. 340 Post & Sutter	185		40 120 25	Studio 1 Bed 2 Bed	Market Rate		
6. Lombard Plaza 111 Chestnut	282		23 31 157 71	Studio 1 BedJR 1 Bed 2 Bed	Market Rate	Rental/ Condos	118 Elderly rental 164 Condos
7. Ocean Beach Estates Great Highway	110		4 106	2 Bed 3 Bed	Market Rate for Sale	3-story Flats	

REGIONAL PERSPECTIVE

J. BAY AREA NINE COUNTY REGION



Counties	Units Authorized - 1987	Percentage
1. Alameda	9,661	24%
2. Contra Costa	8,431	21%
3. Santa Clara	7,502	19%
4. Sonoma	3,902	10%
5. Solano	3,209	8%
6. San Mateo	3,011	8%
7. San Francisco	2,442	6%
8. Marin	1,284	3%
9. Napa	527	1%
TOTAL	39,969	100%

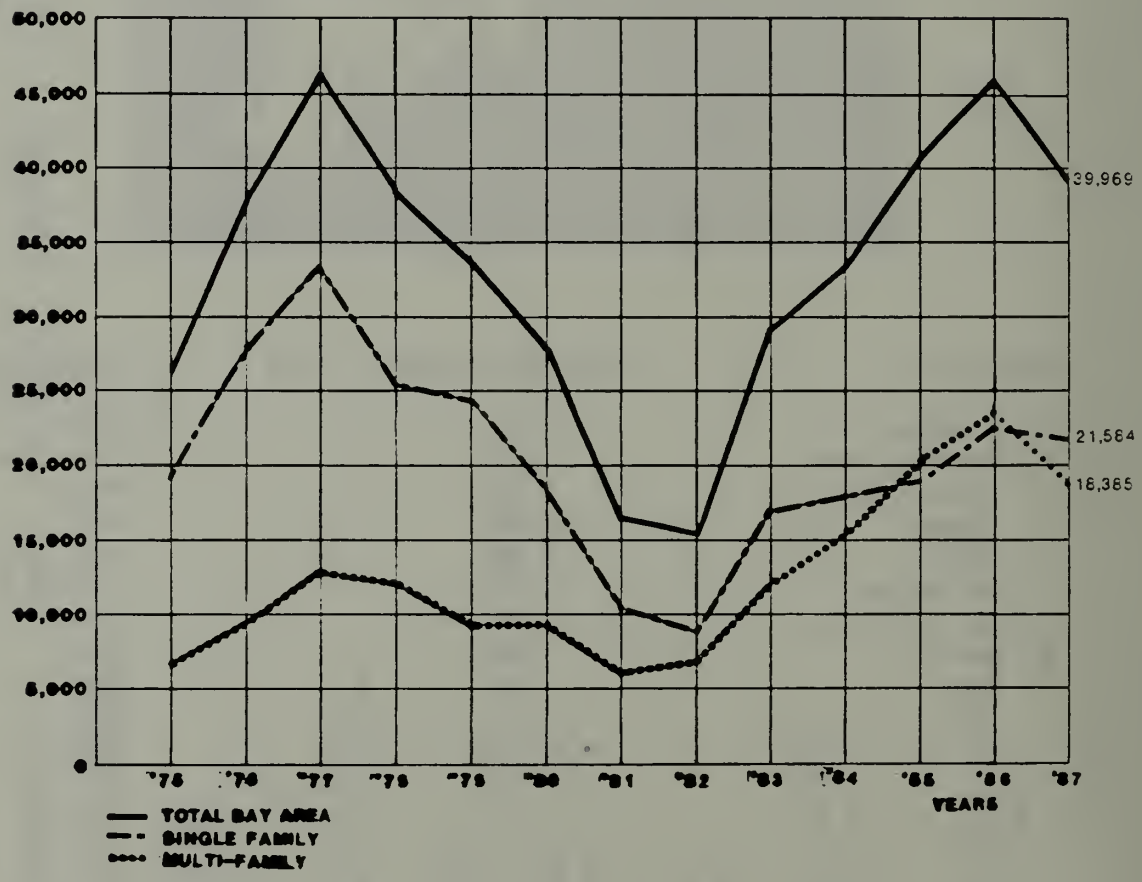
In 1987, 39,969 housing units were authorized for construction in the 9 Bay Area counties, a decrease of 13% from 45,702 units in 1986.

The Chart below depicts housing construction in the Bay Area increasing sharply from 1982 to 1986 and declining slightly in 1987. No such decline occurred in San Francisco. Units authorized for construction continued to increase in San Francisco in 1987 (Table 1).

As in previous years, the three Bay Area counties with the most units authorized for construction are Alameda, Contra Costa, and Santa Clara. San Francisco ranked seventh in housing production in the 9 Bay Area counties, with Marin and Napa having fewer units. San Francisco generally accounts for about 4% to 6% of the total Bay Area housing production.

Single family housing accounted for 54% of the total number of units authorized for construction in the 9 county Bay Area.

CHART 4. Bay Area Housing Trends 1975-1987



Part II. APPENDIX

TABLES AND MAPS
1987

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1987

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	69
1 to 4	37
5 to 9	18
10 to 24	15
25 to 304	11

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

CONDOMINIUM COMPLETIONS · 1987

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	120
2 to 4	13
5 to 9	7
10 to 24	5
25 to 245	5

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

HOUSING UNIT DEMOLITION · 1987

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	115
1 to 4	26
5 to 13	9

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

NET CHANGE IN NUMBER OF HOUSING UNITS · 1987

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 1 to Minus 4	7
0	66
Plus 1 to Plus 5	5
Plus 6 to Plus 25	27
Plus 26 to Plus 300	8

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units. 1987

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	12	12
Two Units	81	162
Three Units	37	111
Four Units	3	12
5-9 Units	11	74
10-19 Units	5	64
20 or More	9	991
Total	158	1426

TABLE 2

San Francisco Housing Stock,December, 1987

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110773	34.2
Two Units	36194	11.2
3 to 4 Units	35089	10.8
5 to 9 Units	36768	11.4
10 or More	104985	32.4
Total	323809	100.0

TABLE 3

Housing Units Certified Complete, 1987
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	83	32.8	83	5.3
Two Units	100	39.5	200	12.9
Three Units	39	15.4	117	7.5
Four Units	6	2.4	24	1.5
5-9 Units	11	4.3	74	4.8
10-19 Units	5	2.0	64	4.1
20 or More	9	3.6	991	63.8
Total	253	100.0	1553	100.0

TABLE 4

Housing Units Certified Complete 1987
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	264	17.0
One Bedroom	561	36.1
Two Bedrooms	397	25.6
Three Bedrooms	234	15.1
Four or More	64	4.1
Not Known	40	2.6
Total	1553	100.0

TABLE 5

Private and Public Sector Share of Completed Units. 1987

	Number of Units	PerCent
Private Sector	1,160	74.6
Public Sector	393	25.3
Redevelopment Agcy	0	0.0
Housing Authority	89	5.7
Nonprofit Sponsor	0	0.0
MOHED	304	0.0
Citywide Total	1553	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1987

County	Single Family	Multi Family	Total	Estimated $Cost *	% Single Family of Total
Alameda	4761	4900	9661	759578.0	49.3
Contra Costa	5481	2950	8431	611106.0	65.0
Marin	815	469	1284	33788.0	63.5
Napa	518	9	527	60144.0	98.3
San Francisco	155	2287	2442	232290.0	6.3
San Mateo	1303	1708	3011	282743.0	43.3
Santa Clara	3071	4431	7502	604372.0	40.9
Solano	2780	429	3209	285922.0	86.6
Sonoma	2700	1202	3902	79354.0	69.2
Total	21584	18385	39969	2949297.0	54.0

* Estimated costs in 1,000's $

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1987

	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978
Total Bay Area	39969	45702	40502	33295	29126	15412	16576	27852	33953	48284
Total Bay Area Minus San Francisco	37527	43665	39023	31982	27959	14197	15334	26650	32120	46239
Total San Francisco	2442	2037	1479	1313	1167	1215	1242	1202	1833	2045
Multi Family Bay Area minus San Francisco	16098	21538	20259	14312	11038	5535	5003	8495	7944	21278
Multi Family San Francisco	2287	1898	1306	904	1011	1065	1159	1012	1594	1816
Single Family Bay Area minus San Francisco	21429	22127	18764	17670	16921	8662	10331	18155	24176	24961
Single Family San Francisco	155	139	173	409	156	150	83	190	239	227

Source: Ibid 1978- 1987

TABLE 8

Housing Unit Demolitions 1987

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	71	74.7	71	55.9
Two Units	19	20.0	38	29.9
Three Units	2	2.1	6	4.7
Four Units	3	3.2	12	9.4
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	95	100.0	127	100.0

TABLE 9

Demolitions by Public Action by Structure Type . 1987

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Units	0	0.0	0	0.0
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action. 1977 - 1987

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Percent of Total
1987	127	0	0.0
1986	173	0	0.0
1985	105	0	0.0
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
Total	1599	214	13.4

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1987

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	595	41.7
2	4	Downtown	327	22.9
3	1	Richmond	107	7.5
4	2	Marina	69	4.8
5	3	Northeast	50	3.5
6	12	South Central	45	3.2
7	7	Central	44	3.1
8	14	Inner Sunset	44	3.1
9	8	Mission	30	2.1
10	13	Ingleside	28	2.0
11	6	Buena Vista	26	1.8
12	15	Outer Sunset	22	1.5
13	9	South of Market	20	1.4
14	10	South Bayshore	12	.8
15	11	Bernal Heights	7	.5
Total			1426	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1987

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	15	Richmond	102	Northeast	27	Northeast	18	Western Addition	569
2	Ingleside	13	Central	31	Buena Vista	8	South Central	14	Downtown	324
3	South Bayshore	12	Inner Sunset	29	South Central	8	Marina	11	Marina	47
4	Inner Sunset	8	Outer Sunset	24	Ingleside	7	Central	11	Mission	26
5	Bernal Heights	5	Western Addition	22	Inner Sunset	7	Richmond	10	Richmond	25
6	Marina	4	South of Market	22	Richmond	6	Downtown	0	Northeast	0
7	Central	2	Buena Vista	19	Western Addition	6	Western Addition	0	Buena Vista	0
8	Downtown	0	South Central	8	Marina	5	Buena Vista	0	Central	0
9	Buena Vista	-1	Ingleside	8	Downtown	0	Mission	0	South of Market	0
10	Northeast	-2	Northeast	7	Central	0	South of Market	0	South Bayshore	0
11	Western Addition	-2	Mission	6	Mission	0	South Bayshore	0	Bernal Heights	0
12	Mission	-2	Downtown	3	South of Market	0	Bernal Heights	0	South Central	0
13	South of Market	-2	Marina	2	South Bayshore	0	Ingleside	0	Ingleside	0
14	Outer Sunset	-2	Bernal Heights	2	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0
15	Richmond	-36	South Bayshore	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		12		285		74		64		991

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1987

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	603	38.8
2	4	Downtown	327	21.1
3	1	Richmond	178	11.5
4	2	Marina	70	4.5
5	3	Northeast	63	4.1
6	12	South Central	52	3.3
7	14	Inner Sunset	50	3.2
8	7	Central	49	3.2
9	8	Mission	32	2.1
10	15	Outer Sunset	32	2.1
11	13	Ingleside	28	1.8
12	6	Buena Vista	27	1.7
13	9	South of Market	22	1.4
14	10	South Bayshore	13	.8
15	11	Bernal Heights	7	.5
Total			1553	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1987

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	20	Richmond	136	Northeast	27	Northeast	18	Western Addition	569
2	South Bayshore	13	Central	31	Buena Vista	8	South Central	14	Downtown	324
3	Ingleside	13	Inner Sunset	31	South Central	8	Marina	11	Marina	47
4	Inner Sunset	12	Western Addition	28	Ingleside	7	Central	11	Mission	26
5	Central	7	Outer Sunset	26	Inner Sunset	7	Richmond	10	Richmond	25
6	Outer Sunset	6	South of Market	22	Richmond	6	Downtown	0	Northeast	0
7	Marina	5	Buena Vista	19	Western Addition	6	Western Addition	0	Buena Vista	0
8	Bernal Heights	5	Northeast	17	Marina	5	Buena Vista	0	Central	0
9	Richmond	1	South Central	10	Downtown	0	Mission	0	South of Market	0
10	Northeast	1	Ingleside	8	Central	0	South of Market	0	South Bayshore	0
11	Downtown	0	Mission	6	Mission	0	South Bayshore	0	Bernal Heights	0
12	Western Addition	0	Downtown	3	South of Market	0	Bernal Heights	0	South Central	0
13	Buena Vista	0	Marina	2	South Bayshore	0	Ingleside	0	Ingleside	0
14	Mission	0	Bernal Heights	2	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	South Bayshore	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		83		341		74		64		991

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1987

	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Western Addition	176	Western Addition	280	Western Addition	122	Richmond	70	Inner Sunset	1c
2	Downtown	88	Downtown	190	Richmond	65	Inner Sunset	21	South Central	14
3	Richmond	0	Richmond	31	Downtown	46	Outer Sunset	21	Richmond	13
4	Marina	0	Marina	27	Northeast	41	Central	20	Outer Sunset	6
5	Northeast	0	Mission	24	Marina	28	South Central	19	Marina	3
6	Buena Vista	0	Northeast	7	Central	25	Western Addition	16	Western Addition	3
7	Central	0	Outer Sunset	2	South Central	18	South of Market	13	South Bayshore	3
8	Mission	0	Buena Vista	0	Buena Vista	13	Marina	12	Central	2
9	South of Market	0	Central	0	Ingleside	13	Ingleside	12	South of Market	2
10	South Bayshore	0	South of Market	0	Inner Sunset	11	Northeast	11	Ingleside	1
11	Bernal Heights	0	South Bayshore	0	South of Market	5	Buena Vista	9	Northeast	0
12	South Central	0	Bernal Heights	0	Mission	4	South Bayshore	5	Downtown	0
13	Ingleside	0	South Central	0	South Bayshore	3	Bernal Heights	3	Buena Vista	0
14	Inner Sunset	0	Ingleside	0	Bernal Heights	3	Mission	2	Mission	0
15	Outer Sunset	0	Inner Sunset	0	Outer Sunset	0	Downtown	0	Bernal Heights	0
Total		264		561		397		234		64

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1987

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	1	Richmond	71	55.9
2	3	Northeast	13	10.2
3	15	Outer Sunset	10	7.9
4	5	Western Addition	8	6.3
5	12	South Central	7	5.5
6	14	Inner Sunset	6	4.7
7	7	Central	5	3.9
8	8	Mission	2	1.6
9	9	South of Market	2	1.6
10	2	Marina	1	.8
11	6	Buena Vista	1	.8
12	10	South Bayshore	1	.8
13	4	Downtown	0	0.0
14	11	Bernal Heights	0	0.0
15	13	Ingleside	0	0.0
Total			127	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1987

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	37	Richmond	34	Richmond	0	Richmond	0	Richmond	0
2	Outer Sunset	8	Northeast	10	Marina	0	Marina	0	Marina	0
3	Central	5	Western Addition	6	Northeast	0	Northeast	0	Northeast	0
4	South Central	5	South Central	2	Downtown	0	Downtown	0	Downtown	0
5	Inner Sunset	4	Inner Sunset	2	Western Addition	0	Western Addition	0	Western Addition	0
6	Northeast	3	Outer Sunset	2	Buena Vista	0	Buena Vista	0	Buena Vista	0
7	Western Addition	2	Marina	0	Central	0	Central	0	Central	0
8	Mission	2	Downtown	0	Mission	0	Mission	0	Mission	0
9	South of Market	2	Buena Vista	0	South of Market	0	South of Market	0	South of Market	0
10	Marina	1	Central	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Buena Vista	1	Mission	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	South Bayshore	1	South of Market	0	South Central	0	South Central	0	South Central	0
13	Downtown	0	South Bayshore	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Bernal Heights	0	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Ingleside	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		71		56		0		0		0

TABLE 19
Planning District Trends, 1980 1987

Planning District	Completions Number	%	Demolitions Number	%	Net Change
1 Richmond	1157	12.5	329	32.1	828
2 Marina	325	3.5	74	7.2	251
3 Northeast	1225	13.3	69	6.7	1156
4 Downtown	689	7.5	70	6.8	619
5 Western Addition	1982	21.5	134	13.1	1848
6 Buena Vista	302	3.3	6	.6	296
7 Central	476	5.2	43	4.2	433
8 Mission	589	6.4	37	3.6	552
9 South of Market	811	8.8	52	5.1	759
10 South Bayshore	376	4.1	8	.8	368
11 Bernal Heights	118	1.3	8	.8	110
12 South Central	325	3.5	78	7.6	247
13 Ingleside	442	4.8	16	1.6	426
14 Inner Sunset	228	2.5	58	5.7	170
15 Outer Sunset	186	2.0	44	4.3	142
Total	9231	100.0	1026	100.0	8205

Table 19A

Annual Net Change for Planning Districts 1977- 1987											
Planning District	Annual Net Change										
	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977
Richmond	107	77	90	137	105	44	87	190	53	92	147
Marina	69	46	61	5	21	-5	9	4	13	35	176
Northeast	50	118	112	111	22	276	274	103	66	217	403
Downtown	327	98	100	0	-57	0	-60	54	-6	0	33
Western Addition	595	61	459	240	465	11	-55	78	285	197	136
Buena Vista	26	24	149	11	30	4	35	31	11	3	21
Central	44	55	48	34	15	69	40	93	201	56	104
Mission	30	289	41	-2	151	31	18	103	59	44	37
South of Market	20	419	97	61	-5	16	31	-14	271	35	2
South Bayshore	12	75	91	42	317	26	16	14	34	235	131
Bernal Heights	7	23	4	6	9	17	26	23	22	33	29
South Central	45	20	16	24	25	18	18	88	135	95	157
Ingleside	28	14	146	0	15	13	37	41	84	51	63
Inner Sunset	44	1	24	8	51	22	4	42	159	80	21
Outer Sunset	22	14	25	34	3	5	12	2	15	26	20
Total	1426	1334	1463	711	1167	547	492	852	1402	1201	1480

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1987			
Year	Completions	Demolition	Net Change
1987	1553	127	1426
1986	1507	173	1334
1985	1568	105	1463
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	492
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-87 Cumulative Count	25964	6594	19487

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1987

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	274	38.4
2	4	Downtown	235	32.9
3	2	Marina	60	8.4
4	3	Northeast	55	7.7
5	1	Richmond	45	6.3
6	7	Central	30	4.2
7	6	Buena Vista	9	1.3
8	15	Outer Sunset	4	.6
9	9	South of Market	2	.3
10	8	Mission	0	0.0
11	10	South Bayshore	0	0.0
12	11	Bernal Heights	0	0.0
13	12	South Central	0	0.0
14	13	Ingleside	0	0.0
15	14	Inner Sunset	0	0.0
Total			714	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1987

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Central	19	Northeast	27	Northeast	18	Western Addition	265
2	Marina	0	Richmond	10	Western Addition	6	Marina	11	Downtown	235
3	Northeast	0	Northeast	10	Richmond	0	Central	11	Marina	47
4	Downtown	0	Buena Vista	9	Marina	0	Richmond	10	Richmond	25
5	Western Addition	0	Outer Sunset	4	Downtown	0	Downtown	0	Northeast	0
6	Buena Vista	0	Western Addition	3	Buena Vista	0	Western Addition	0	Buena Vista	0
7	Central	0	Marina	2	Central	0	Buena Vista	0	Central	0
8	Mission	0	South of Market	2	Mission	0	Mission	0	Mission	0
9	South of Market	0	Downtown	0	South of Market	0	South of Market	0	South of Market	0
10	South Bayshore	0	Mission	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	Bernal Heights	0	South Central	0	South Central	0	South Central	0
13	Ingleside	0	South Central	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		59		33		50		572

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1987
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
102	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
103	-1	-1	-2	-4	0	0	0	0	0	0	0	0	0	0	-3	-5
104	0	0	-2	-4	1	3	0	0	0	0	1	18	0	0	0	17
106	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
107	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
108	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
109	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
110	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
111	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
117	0	0	0	0	0	0	0	0	0	0	0	0	1	45	1	45
121	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
122	0	0	0	0	0	0	0	0	0	0	0	0	1	190	1	190
124	0	0	0	0	0	0	0	0	0	0	0	0	1	89	1	89
128	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
131	0	0	0	0	0	0	0	0	0	0	0	0	1	47	1	47
132	4	4	0	0	0	0	0	0	0	0	1	11	0	0	5	15
133	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
134	-1	-1	0	0	0	0	0	0	1	5	0	0	0	0	0	4
152	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
154	-2	-2	3	6	0	0	0	0	0	0	0	0	1	25	2	29
155	0	0	0	0	0	0	-1	-4	0	0	0	0	1	304	0	300
156	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
157	-2	-2	0	0	5	15	0	0	0	0	0	0	1	245	4	259
158	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
162	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
164	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
165	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
168	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
169	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
170	0	0	4	8	0	0	0	0	1	8	0	0	0	0	5	16
171	-1	-1	2	4	0	0	0	0	0	0	0	0	0	0	1	3
201	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
202	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
204	4	4	0	0	1	3	0	0	0	0	1	11	0	0	6	18
205	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
206	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
207	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
210	0	0	0	0	0	0	0	0	0	0	0	0	1	26	1	26
212	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
213	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
214	-1	-1	3	6	0	0	0	0	0	0	0	0	0	0	2	5
215	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1987
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
216	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
217	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
218	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
227	-2	-2	11	22	0	0	0	0	0	0	0	0	0	0	9	20
228	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
230	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
253	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
258	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	6	6	-1	-2	0	0	0	0	1	8	0	0	0	0	6	12
261	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
262	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
263	2	2	3	6	0	0	0	0	0	0	1	14	0	0	6	22
264	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
302	-2	-2	2	4	1	3	0	0	0	0	0	0	0	0	1	5
303	-1	-1	7	14	0	0	0	0	0	0	0	0	0	0	6	13
304	10	10	4	8	0	0	0	0	1	7	0	0	0	0	15	25
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	0	0	4	8	0	0	0	0	1	7	0	0	0	0	5	15
312	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
313	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
326	-6	-6	5	10	1	3	0	0	0	0	0	0	0	0	0	7
327	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
329	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
330	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
351	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
352	-1	-1	3	6	1	3	0	0	0	0	0	0	0	0	3	8
353	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
401	-1	-1	-3	-6	8	24	-1	-4	0	0	1	10	0	0	4	23
402	-1	-1	0	0	0	0	1	4	0	0	0	0	0	0	0	3
426	-3	-3	3	6	5	15	-1	-4	1	6	0	0	0	0	5	20
427	-5	-5	4	8	-1	-3	1	4	0	0	0	0	0	0	-1	4
451	-1	-1	-1	-2	1	3	0	0	0	0	0	0	0	0	-1	0
452	-3	-3	0	0	2	6	0	0	0	0	0	0	0	0	-1	3
476	-1	-1	-2	-4	2	6	0	0	0	0	0	0	0	0	-1	1
477	-8	-8	5	10	1	3	1	4	0	0	0	0	0	0	-1	9
478	-11	-11	5	10	1	3	0	0	0	0	0	0	0	0	-5	2
479	0	0	3	6	0	0	1	4	0	0	0	0	0	0	4	10
610	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
TOTALS	12	12	81	162	37	111	3	12	11	74	5	64	9	991	158	1426

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1987
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
228	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
230	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
233	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
253	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
258	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
260	8	8	0	0	0	0	0	0	1	8	0	0	0	0	9	16
261	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
262	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
263	2	2	3	6	0	0	0	0	0	0	1	14	0	0	6	22
264	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
302	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
303	1	1	7	14	0	0	0	0	0	0	0	0	0	0	8	15
304	10	10	4	8	0	0	0	0	1	7	0	0	0	0	15	25
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	0	0	4	8	0	0	0	0	1	7	0	0	0	0	5	15
312	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
313	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
326	0	0	5	10	1	3	0	0	0	0	0	0	0	0	6	13
327	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
329	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
330	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
352	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
353	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
401	0	0	0	0	8	24	0	0	0	0	1	10	0	0	9	34
402	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
426	0	0	4	8	5	15	0	0	1	6	0	0	0	0	10	29
427	0	0	5	10	1	3	1	4	0	0	0	0	0	0	7	17
451	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
452	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
476	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
477	1	1	5	10	1	3	1	4	0	0	0	0	0	0	8	18
478	0	0	5	10	1	3	0	0	0	0	0	0	0	0	6	13
479	0	0	3	6	0	0	1	4	0	0	0	0	0	0	4	10
610	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
TOTALS	83	83	100	200	39	117	6	24	11	74	5	64	9	991	253	1553

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1987
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
102	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
104	0	0	0	0	1	3	0	0	0	0	1	18	0	0	2	21
106	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
107	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
108	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
109	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
110	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
111	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
117	0	0	0	0	0	0	0	0	0	0	0	0	1	45	1	45
121	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
122	0	0	0	0	0	0	0	0	0	0	0	0	1	190	1	190
124	0	0	0	0	0	0	0	0	0	0	0	0	1	89	1	89
128	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
131	0	0	0	0	0	0	0	0	0	0	0	0	1	47	1	47
132	4	4	0	0	0	0	0	0	0	0	1	11	0	0	5	15
133	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
134	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
152	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
154	0	0	4	8	0	0	0	0	0	0	0	0	1	25	5	33
155	0	0	0	0	0	0	0	0	0	0	0	0	1	304	1	304
156	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
157	0	0	0	0	5	15	0	0	0	0	0	0	1	245	6	260
158	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
162	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
164	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
165	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
168	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
169	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
170	0	0	4	8	0	0	0	0	1	8	0	0	0	0	5	16
171	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
201	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
204	4	4	0	0	1	3	0	0	0	0	1	11	0	0	6	18
205	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
206	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
210	0	0	0	0	0	0	0	0	0	0	0	0	1	26	1	26
212	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
214	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
215	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
216	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
217	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
218	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
227	0	0	11	22	0	0	0	0	0	0	0	0	0	0	11	22

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1987
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
103	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
104	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
108	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
134	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
154	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
155	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
156	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
157	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
171	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
202	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
206	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
207	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
213	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
214	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
258	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
264	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
303	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
330	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
351	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
352	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
401	1	1	3	6	0	0	1	4	0	0	0	0	0	0	5	11
402	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426	3	3	1	2	0	0	1	4	0	0	0	0	0	0	5	9
427	5	5	1	2	2	6	0	0	0	0	0	0	0	0	8	13
451	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
452	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
476	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
477	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
478	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
TOTALS	71	71	19	38	2	6	3	12	0	0	0	0	0	0	95	127

APPENDIX TABLE D

Condominium Units Certified Complete by Census Tract and Structure Type
San Francisco, 1987
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
102	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
104	0	0	0	0	1	3	0	0	0	0	1	18	0	0	2	21
107	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
109	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
110	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
111	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
117	0	0	0	0	0	0	0	0	0	0	0	0	1	45	1	45
122	0	0	0	0	0	0	0	0	0	0	0	0	1	190	1	190
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
131	0	0	0	0	0	0	0	0	0	0	0	0	1	47	1	47
132	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
133	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
152	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
154	0	0	2	4	0	0	0	0	0	0	0	0	1	25	3	29
157	0	0	0	0	0	0	0	0	0	0	0	0	1	245	1	245
158	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
164	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
168	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
170	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
171	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
204	0	0	0	0	1	3	0	0	0	0	1	11	0	0	2	14
205	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
212	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
214	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
216	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
227	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
326	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
401	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
426	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
TOTALS	0	0	17	34	7	21	1	4	5	33	4	50	6	572	40	714

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